



# Zoning Code Rewrite: Draft Zoning Map

Presented to the Plan Commission  
February 9, 2012

# Draft Discussion Zoning Map 1

City of Madison | AUGUST 10, 2011

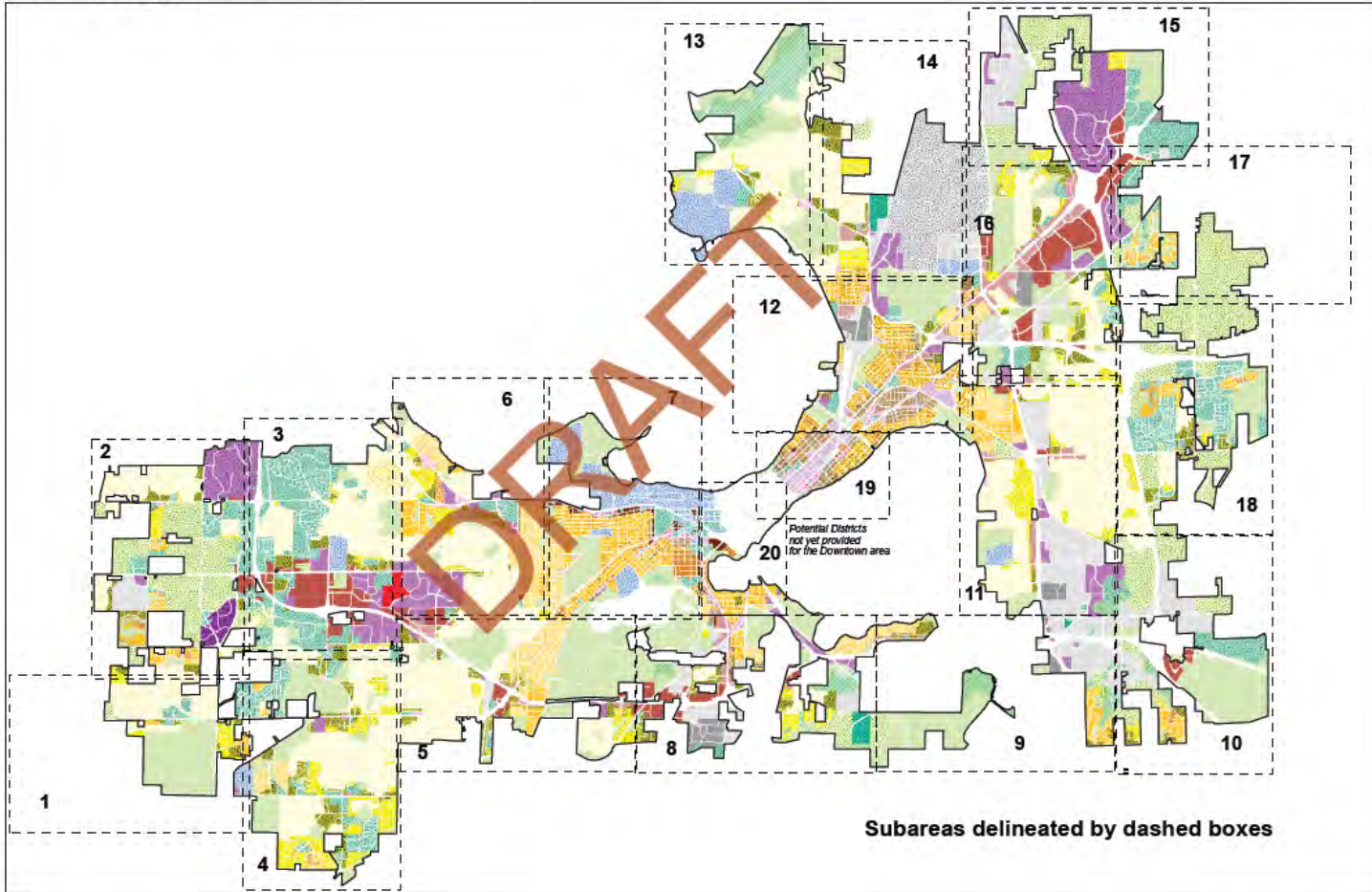
## Potential Districts

- A
- UA
- C
- TR-R
- SR-C1
- SR-C2
- SR-C3
- SR-V1
- SR-V2
- TR-C1
- TR-C2
- TR-C3
- TR-C4
- TR-V1
- TR-V2
- TR-U1
- TR-U2
- TR-P
- NMX
- TSS
- MXC
- CC-T
- CC
- TE
- SE
- SEC
- EC
- IL
- IG
- PD
- PD-MHP
- AP
- CI

## Wetland Overlay



Prepared by  
City of Madison  
Planning Division  
and Zoning Staff



A

Agriculture





C

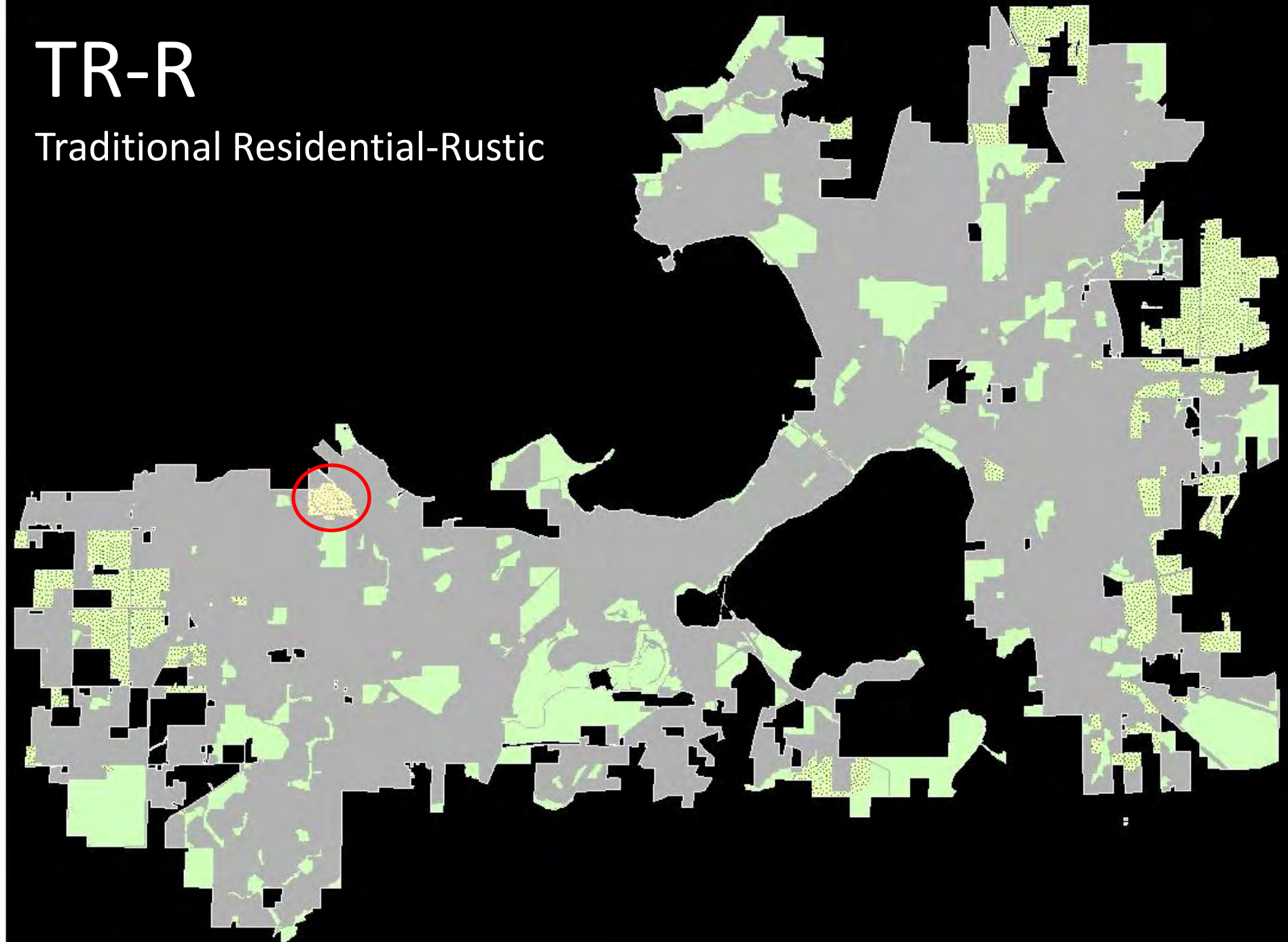
Conservancy





# TR-R

Traditional Residential-Rustic

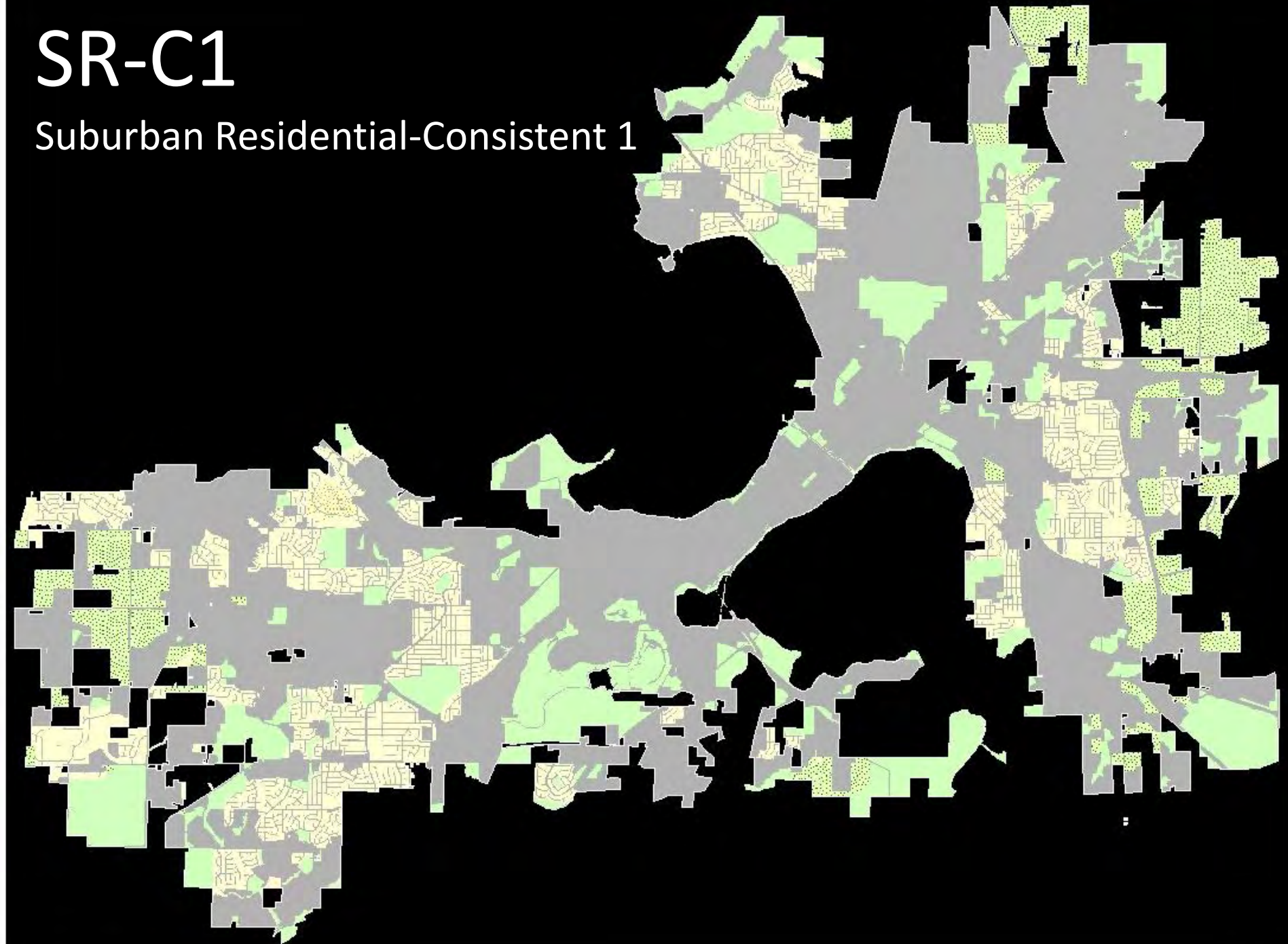






# SR-C1

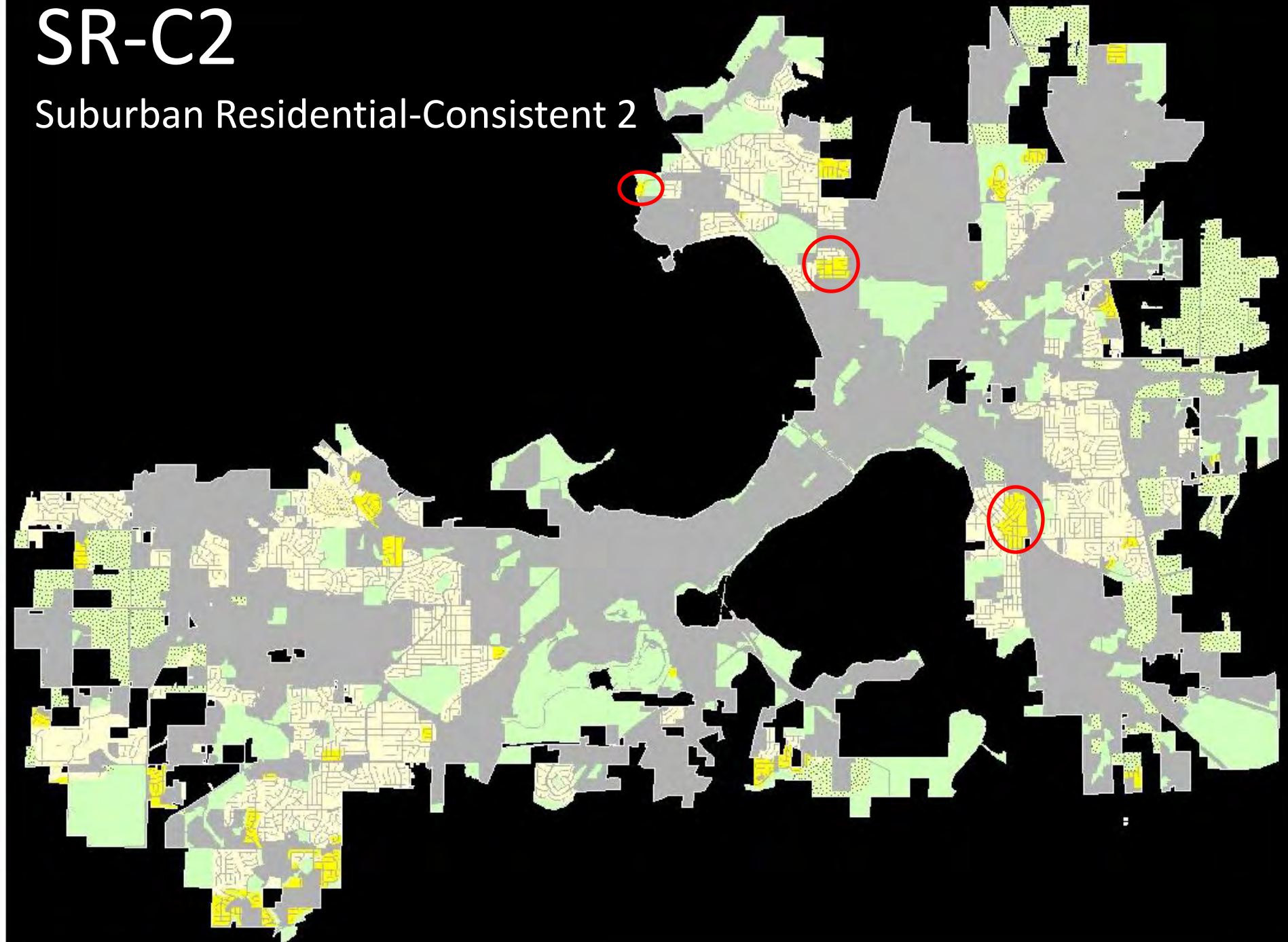
Suburban Residential-Consistent 1





# SR-C2

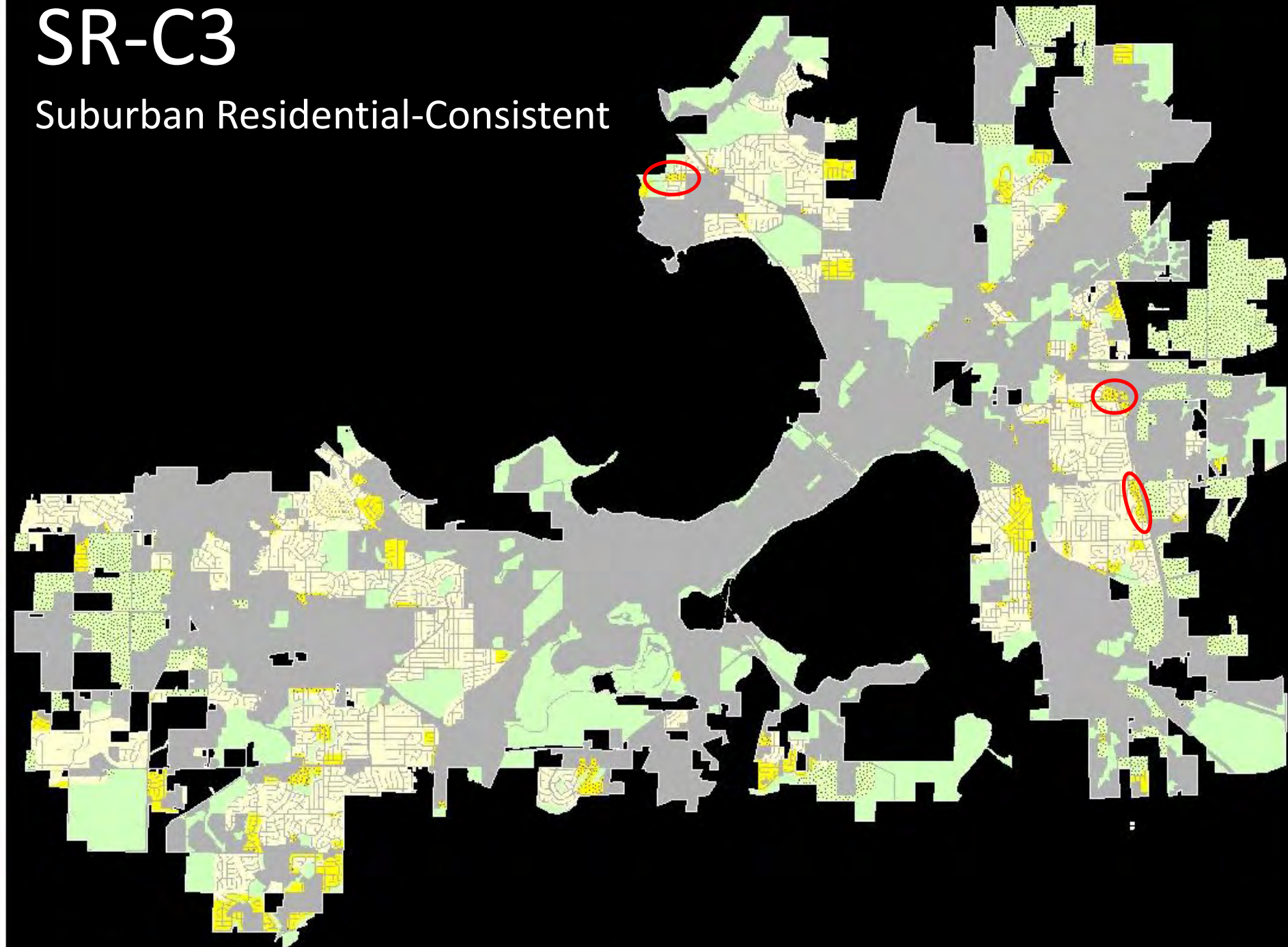
Suburban Residential-Consistent 2





# SR-C3

Suburban Residential-Consistent





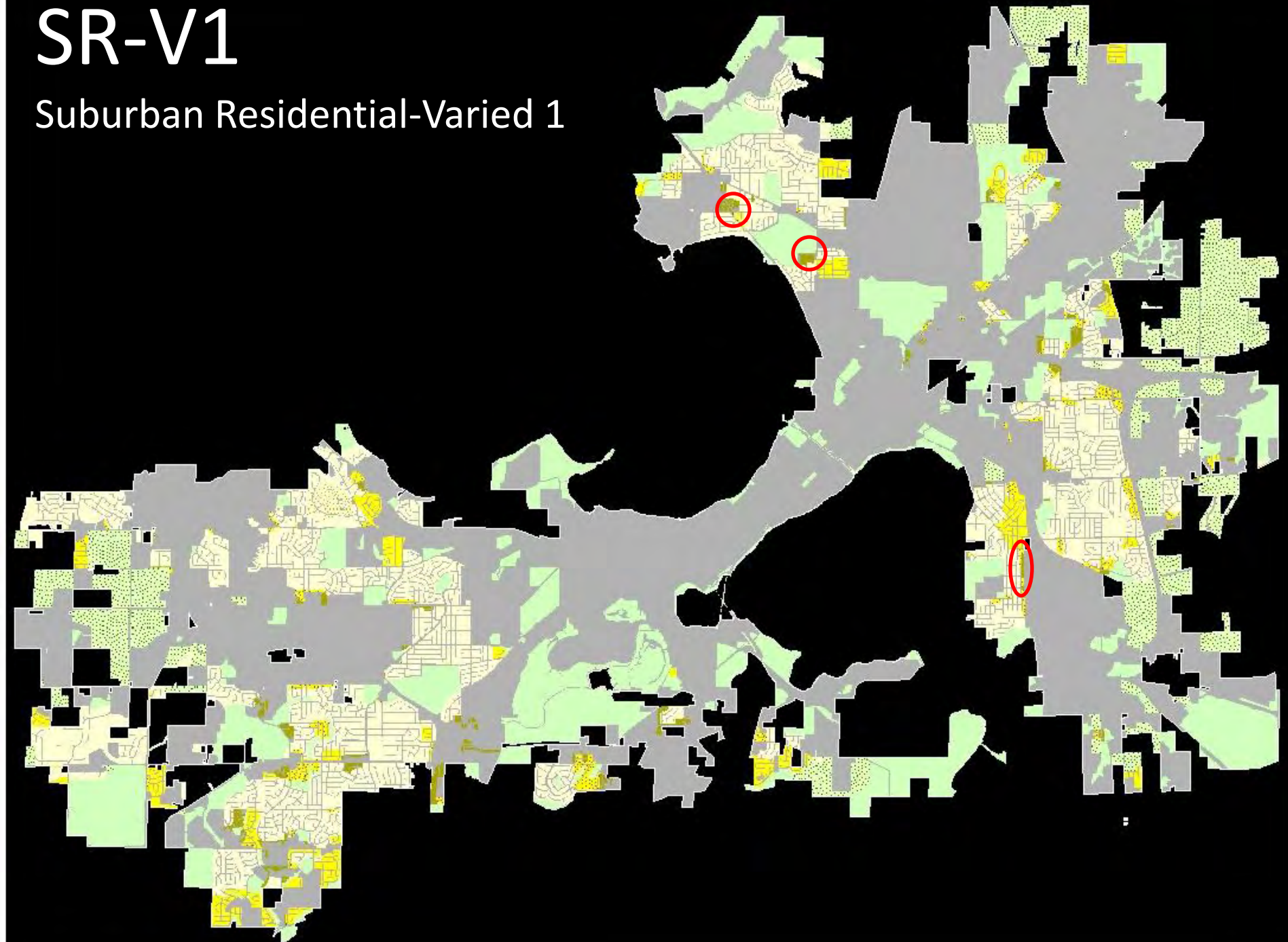
DAPIN RD

MORROW CT

NORTHPORT DR  
STH-113

# SR-V1

Suburban Residential-Varied 1





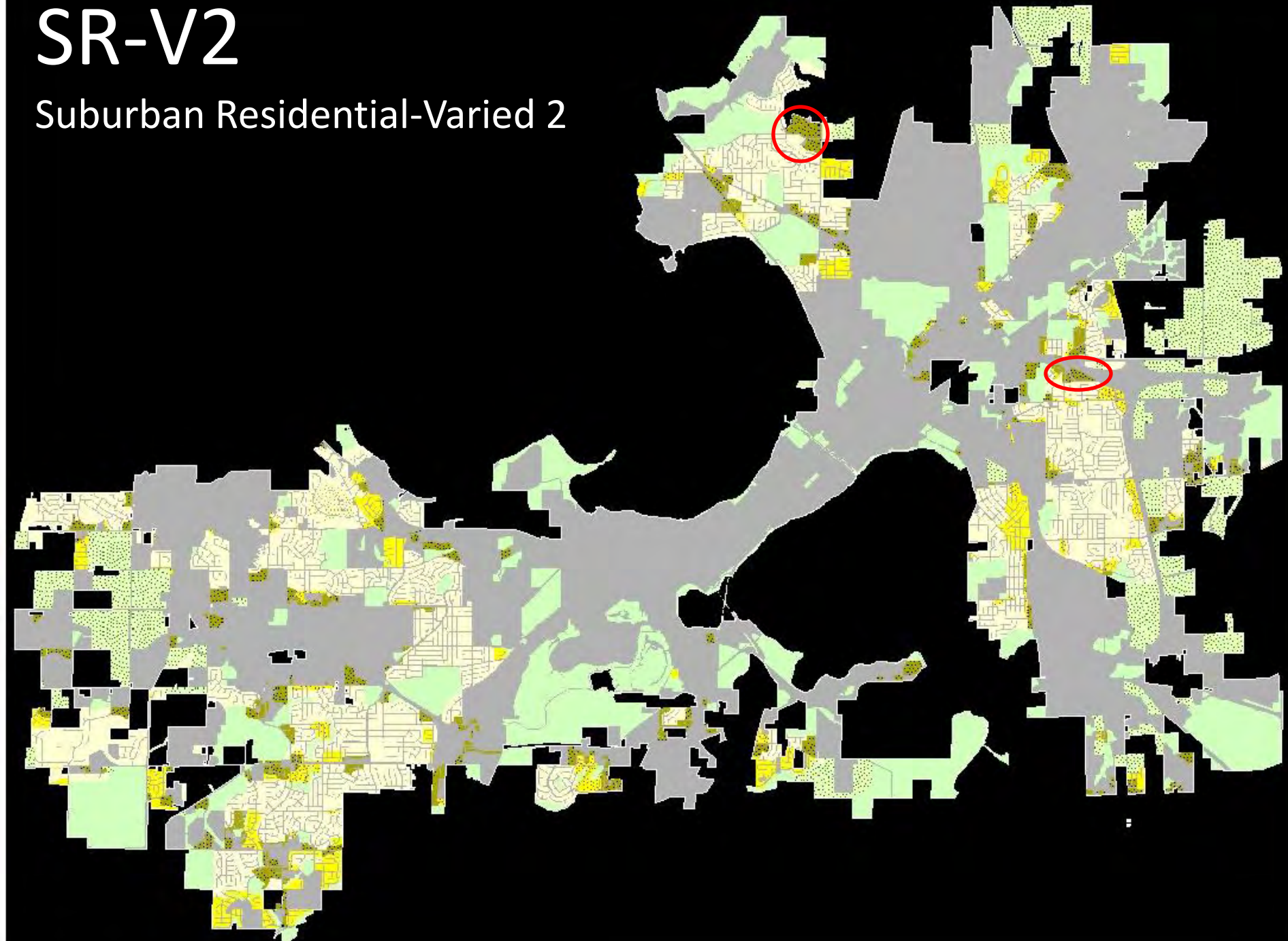
CAMDEN RD

S STOUGHTON RD SERVICE RD (W)



# SR-V2

Suburban Residential-Varied 2





# TR-C1

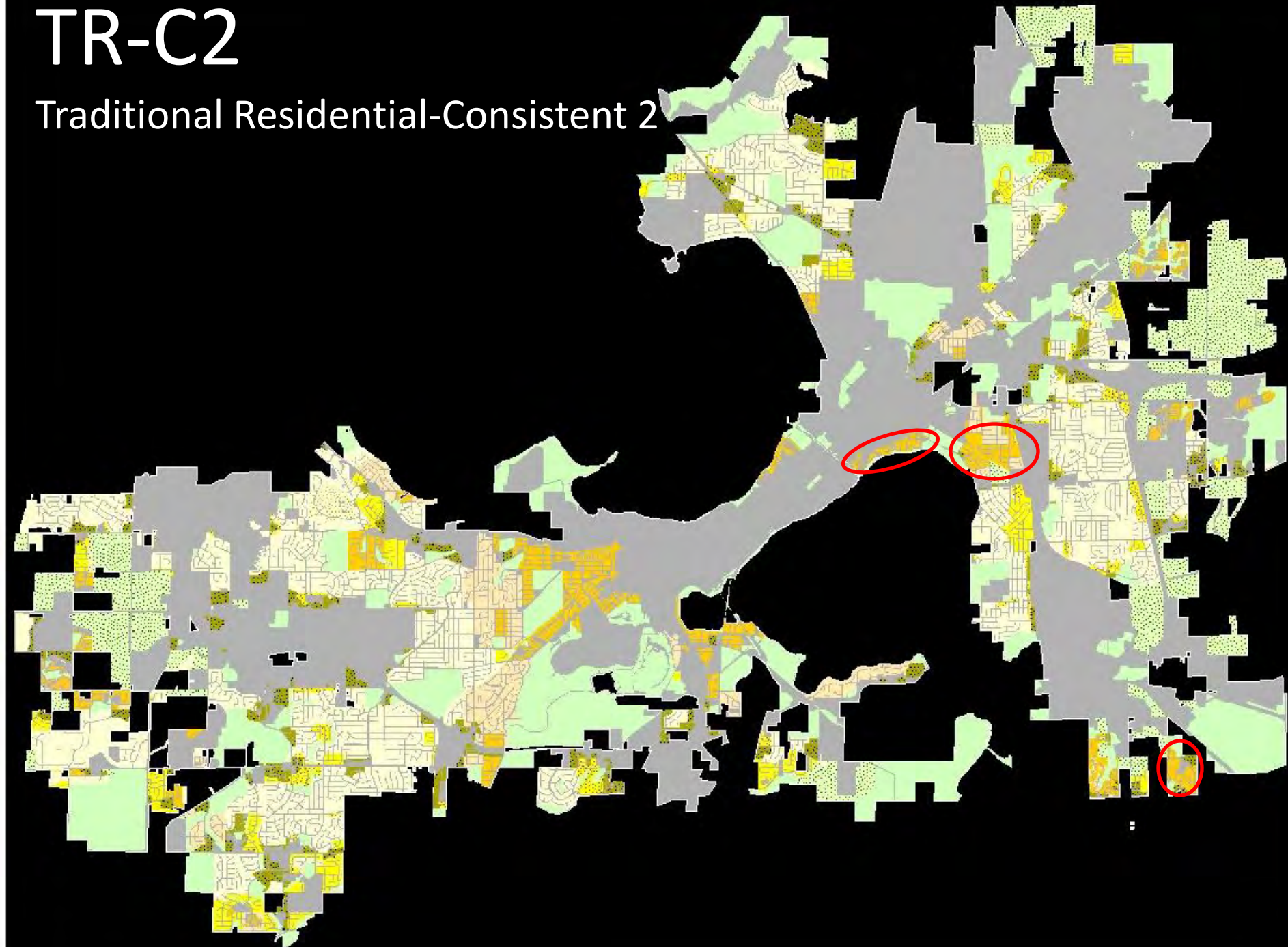
Traditional Residential-Consistent 1

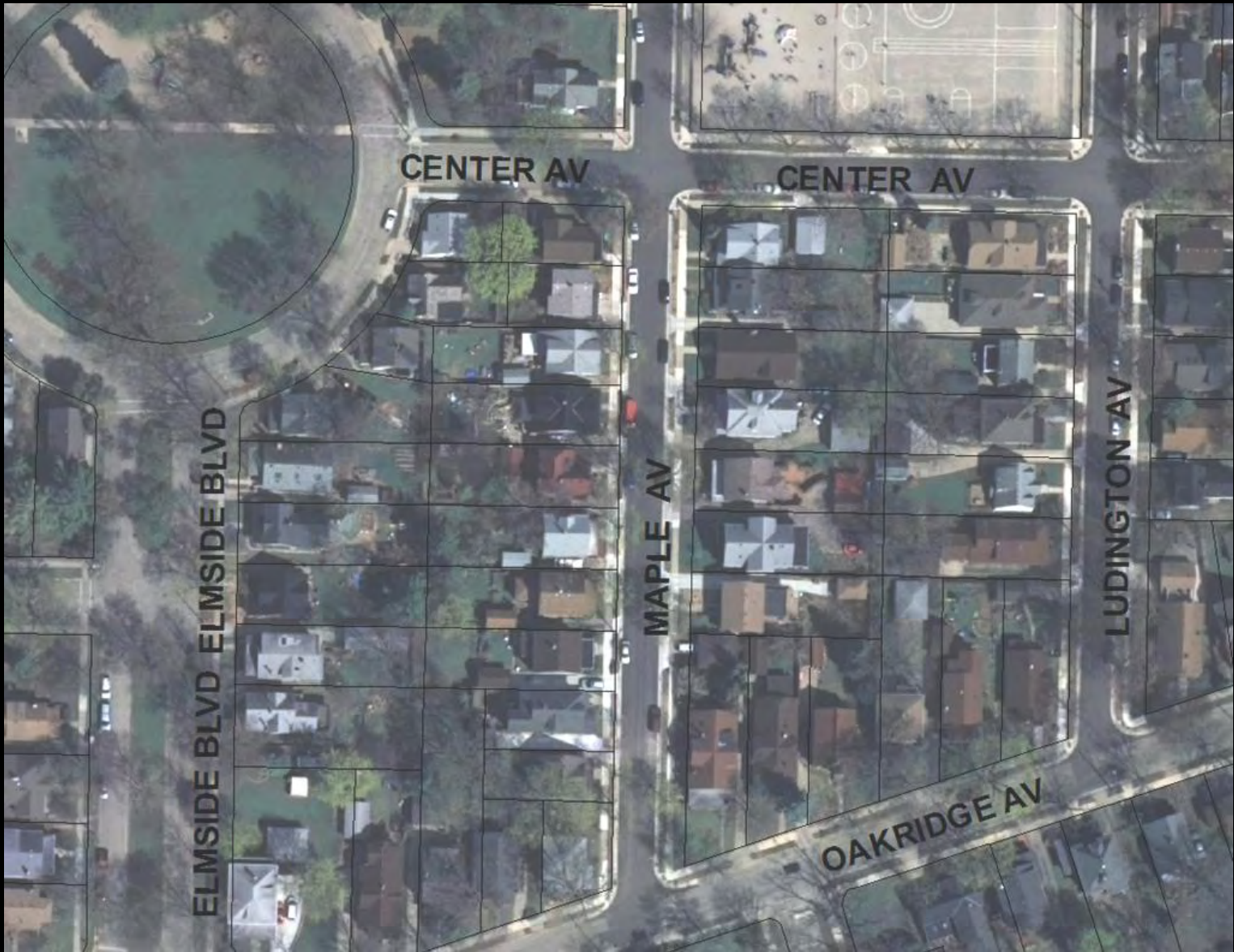




# TR-C2

Traditional Residential-Consistent 2





ELMSIDE BLVD ELMSIDE BLVD

CENTER AV

CENTER AV

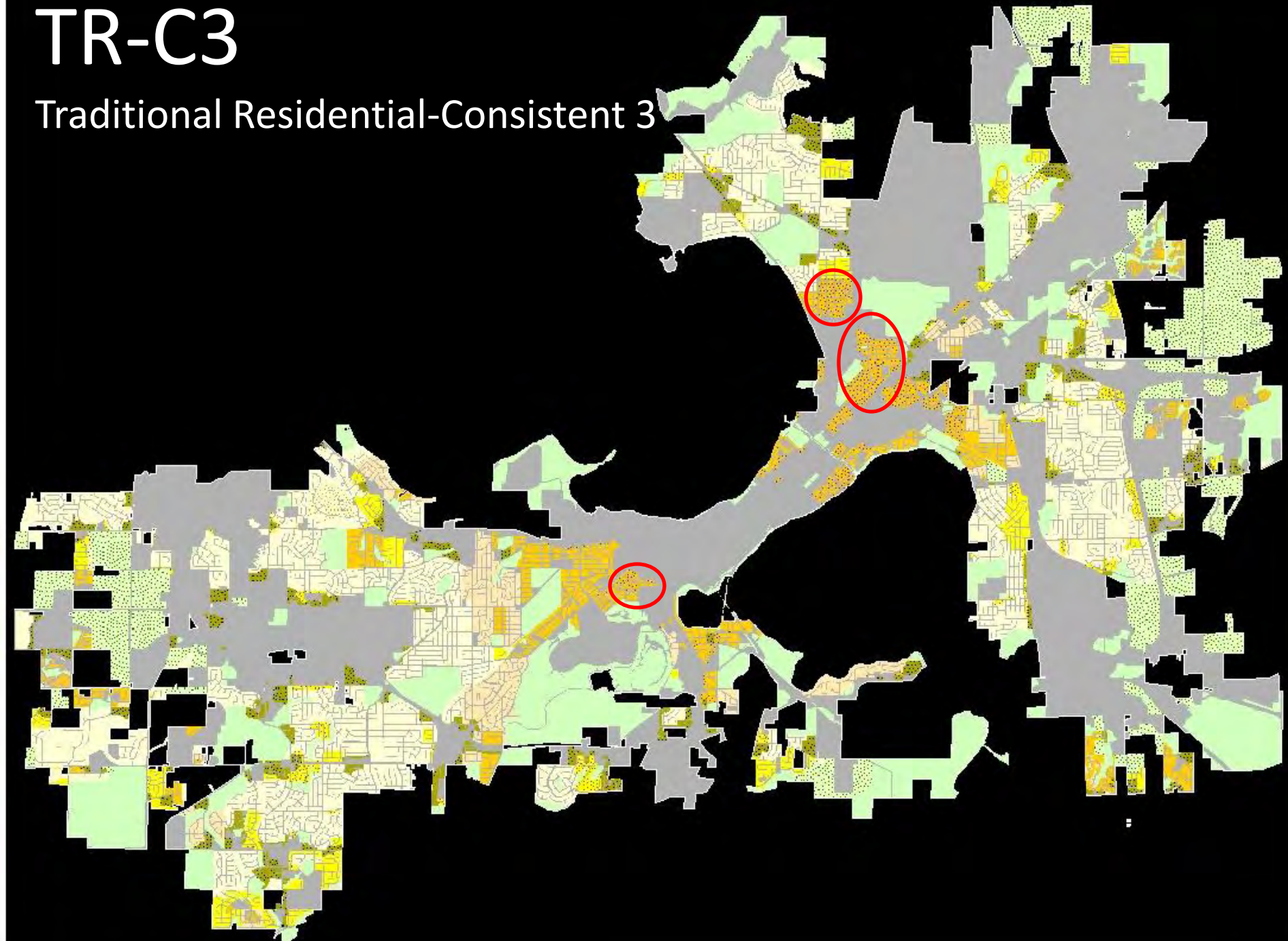
MAPLE AV

LUDINGTON AV

OAKRIDGE AV

# TR-C3

Traditional Residential-Consistent 3

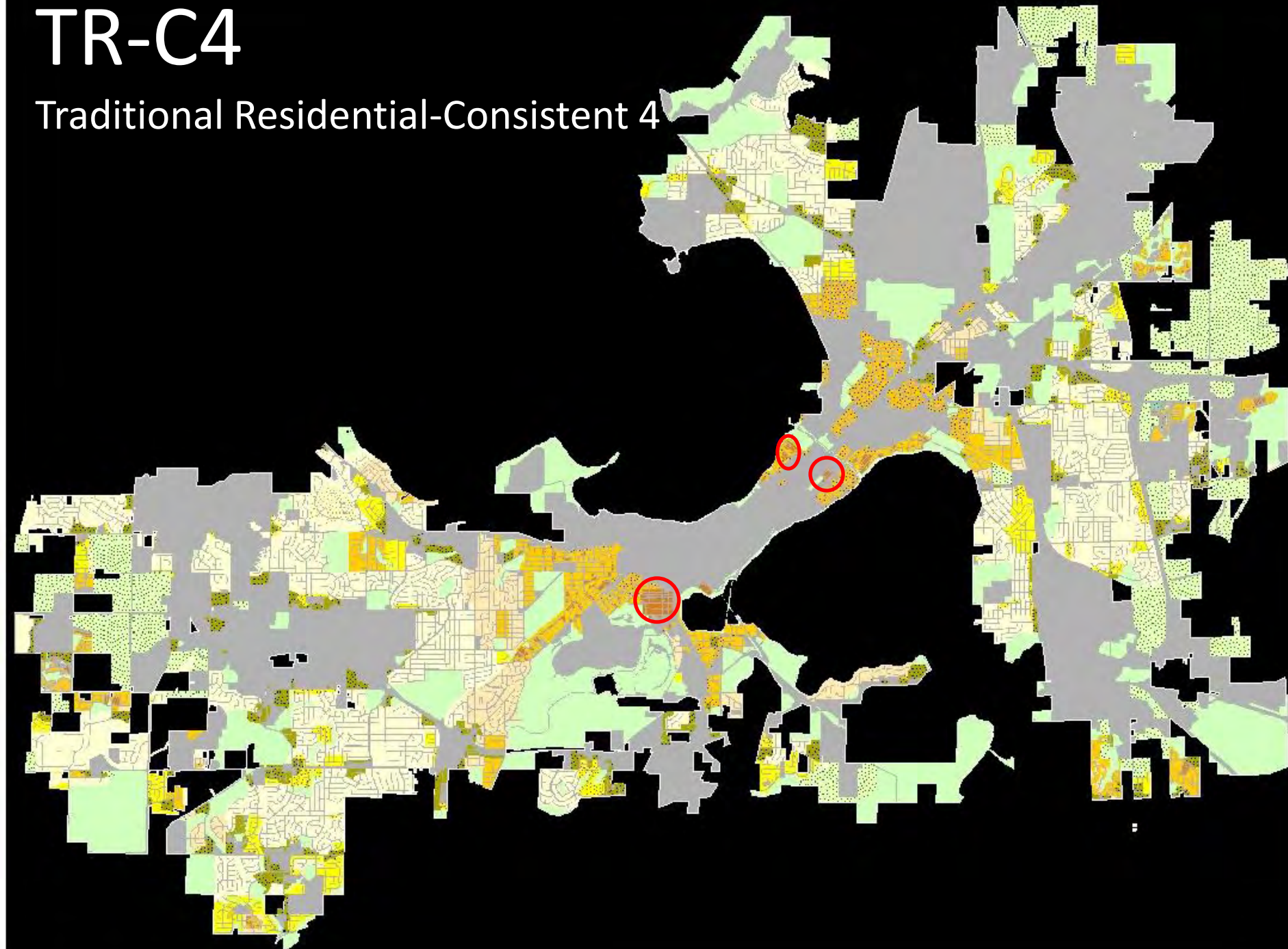






# TR-C4

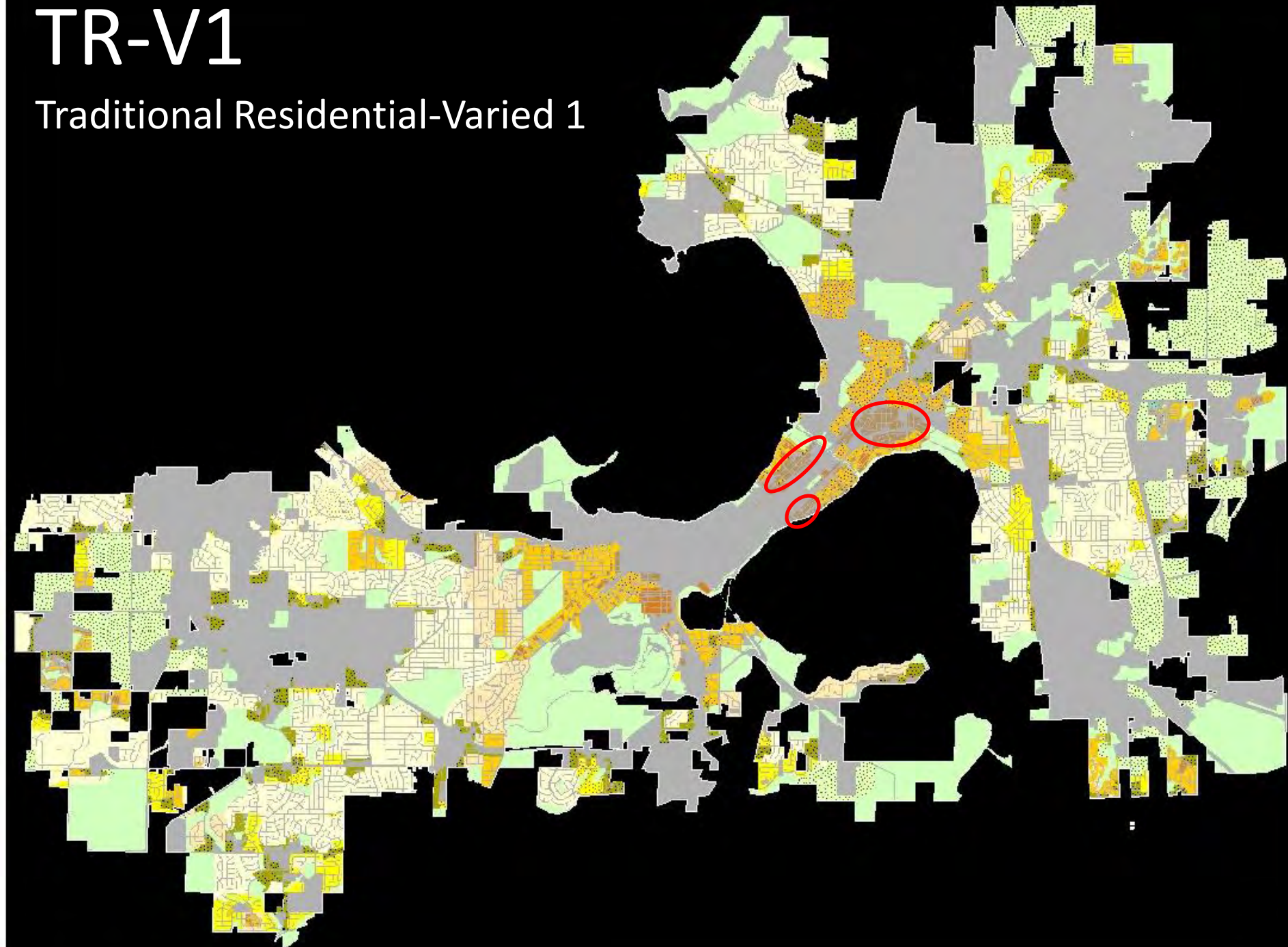
Traditional Residential-Consistent 4





# TR-V1

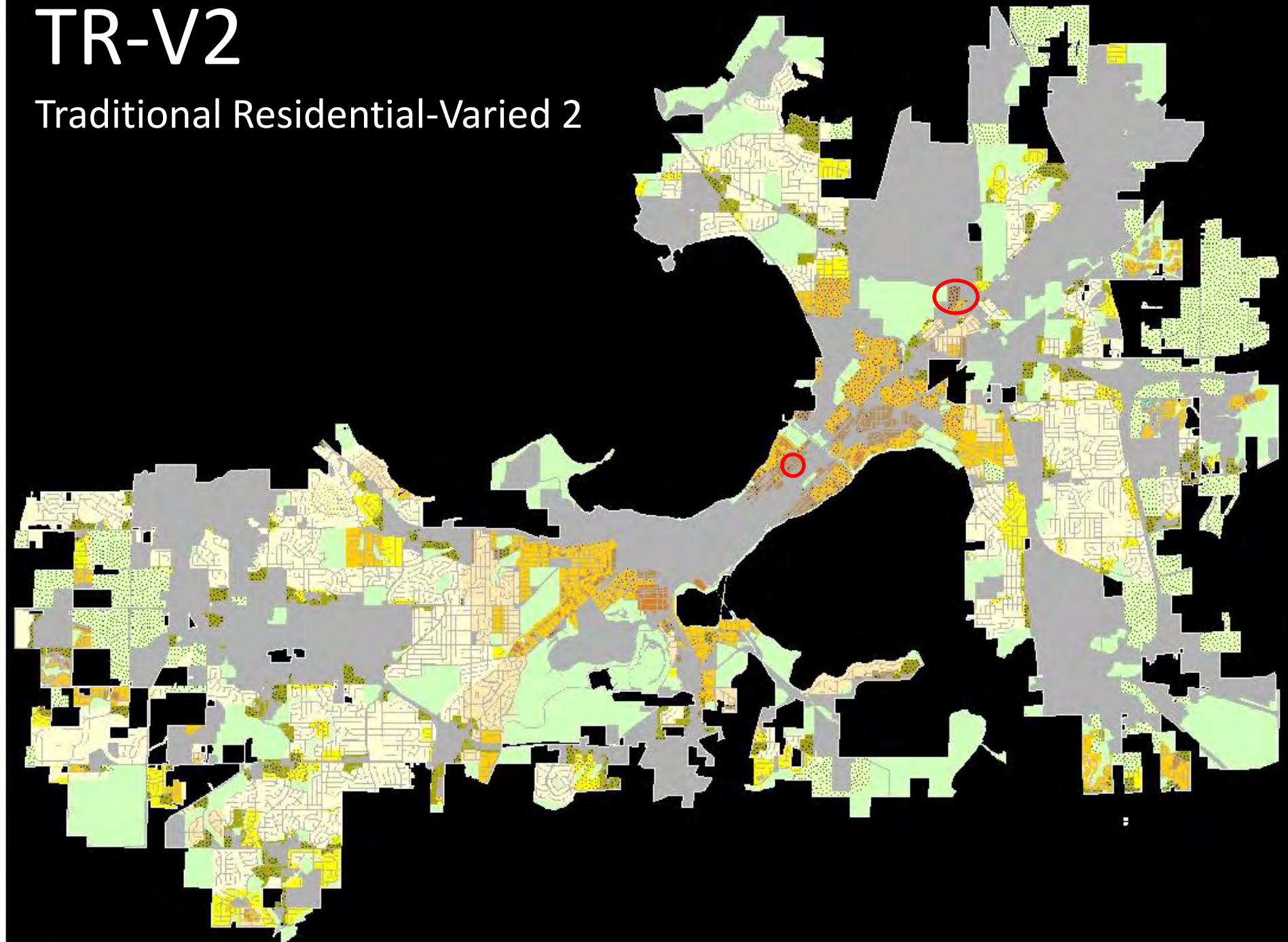
Traditional Residential-Varied 1





# TR-V2

Traditional Residential-Varied 2





ANDERSON ST

WRIGHT ST

STRAUBEL ST

Straubel Ct

STRAUBEL ST

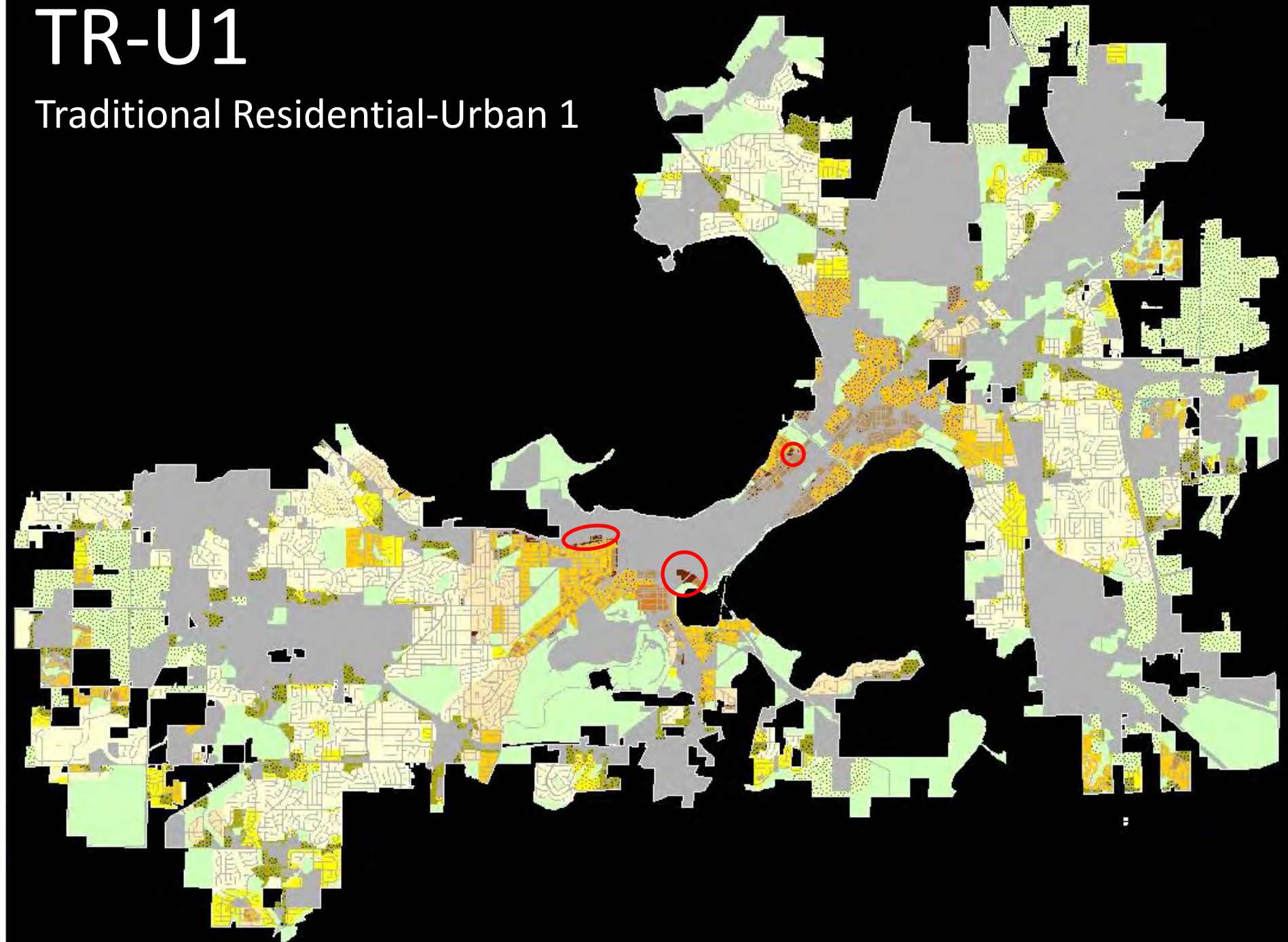
GRACELAND AVE

ROWLAND AVE



# TR-U1

Traditional Residential-Urban 1

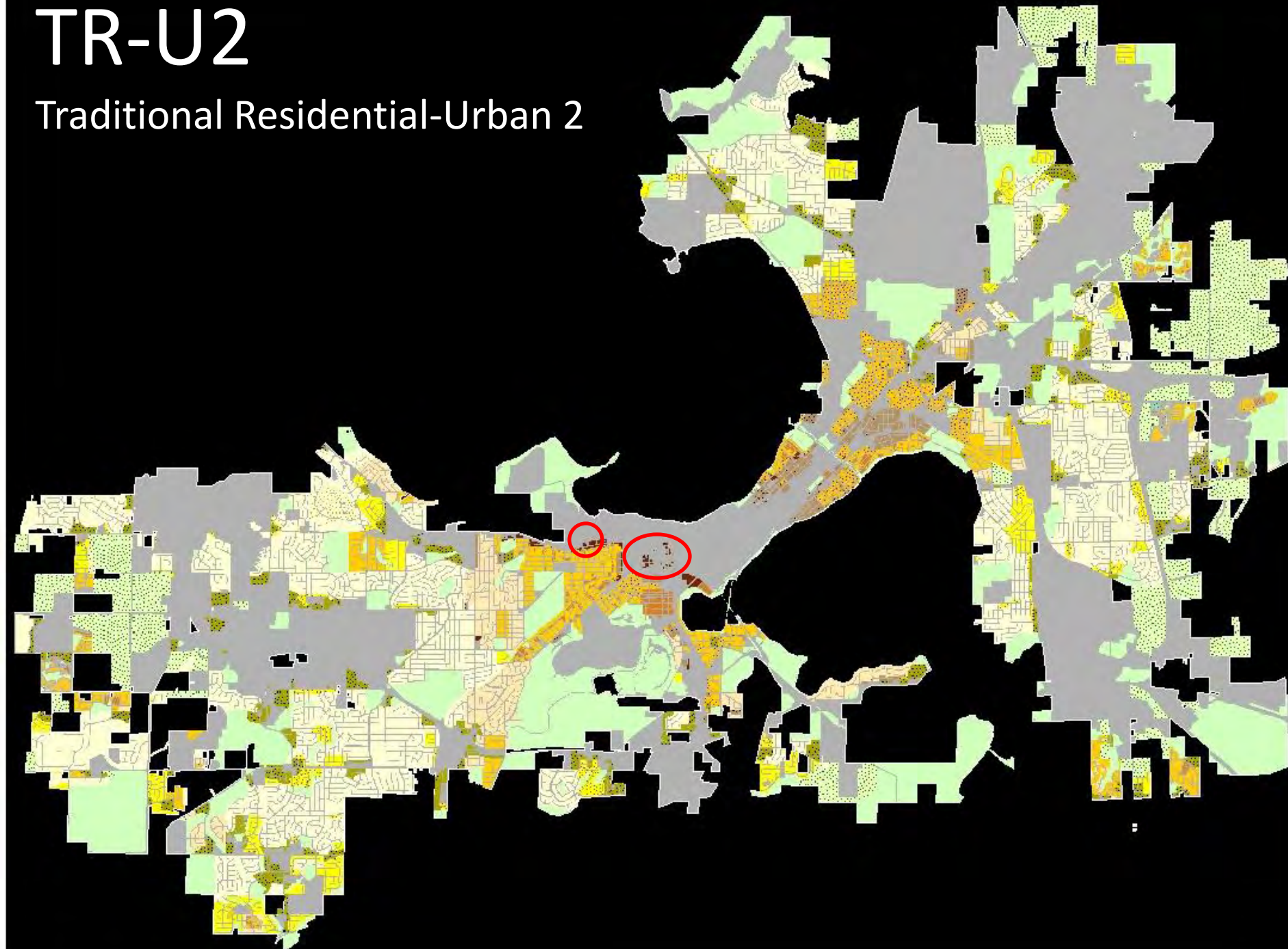


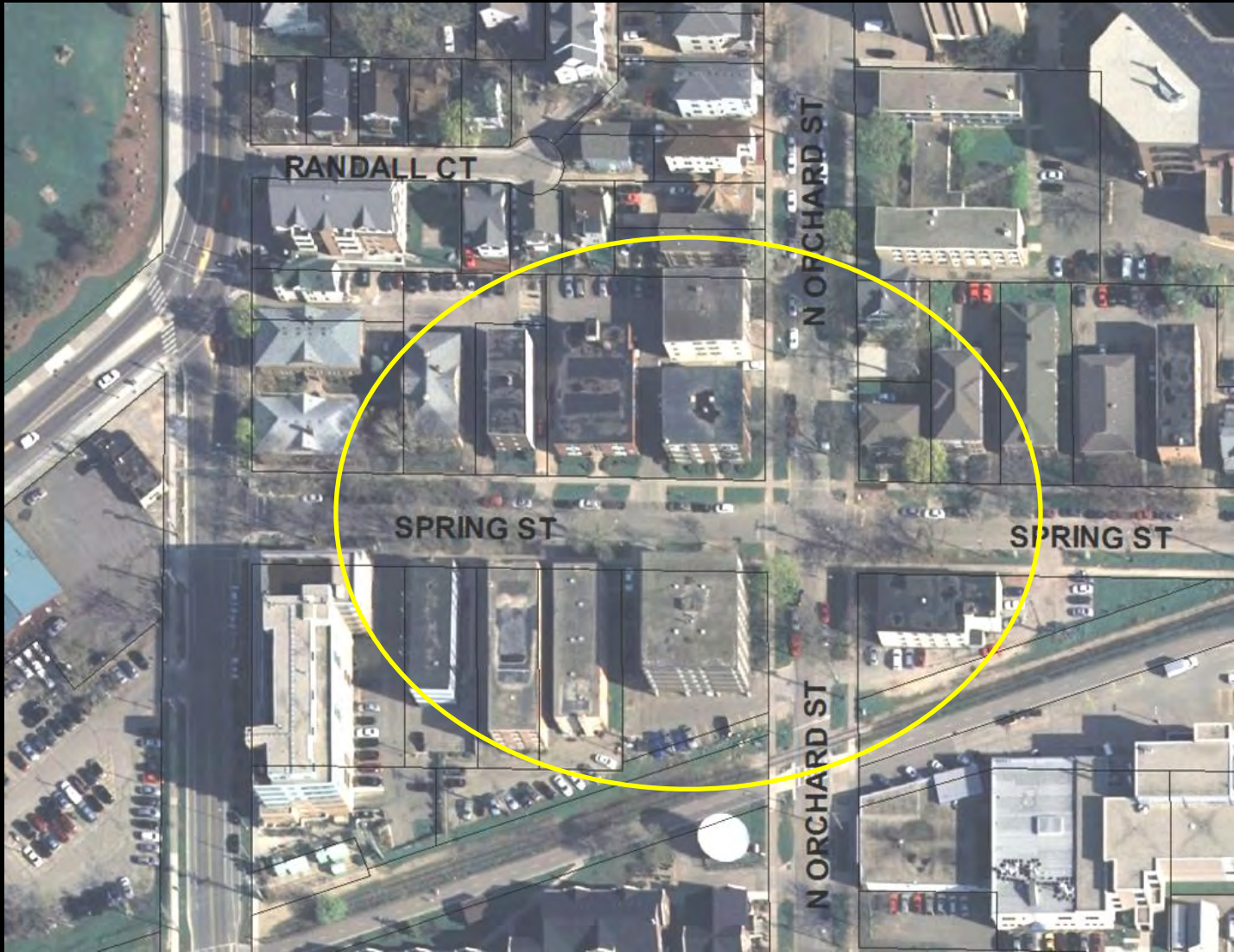




# TR-U2

Traditional Residential-Urban 2





# TR-P

Traditional Residential-Planned

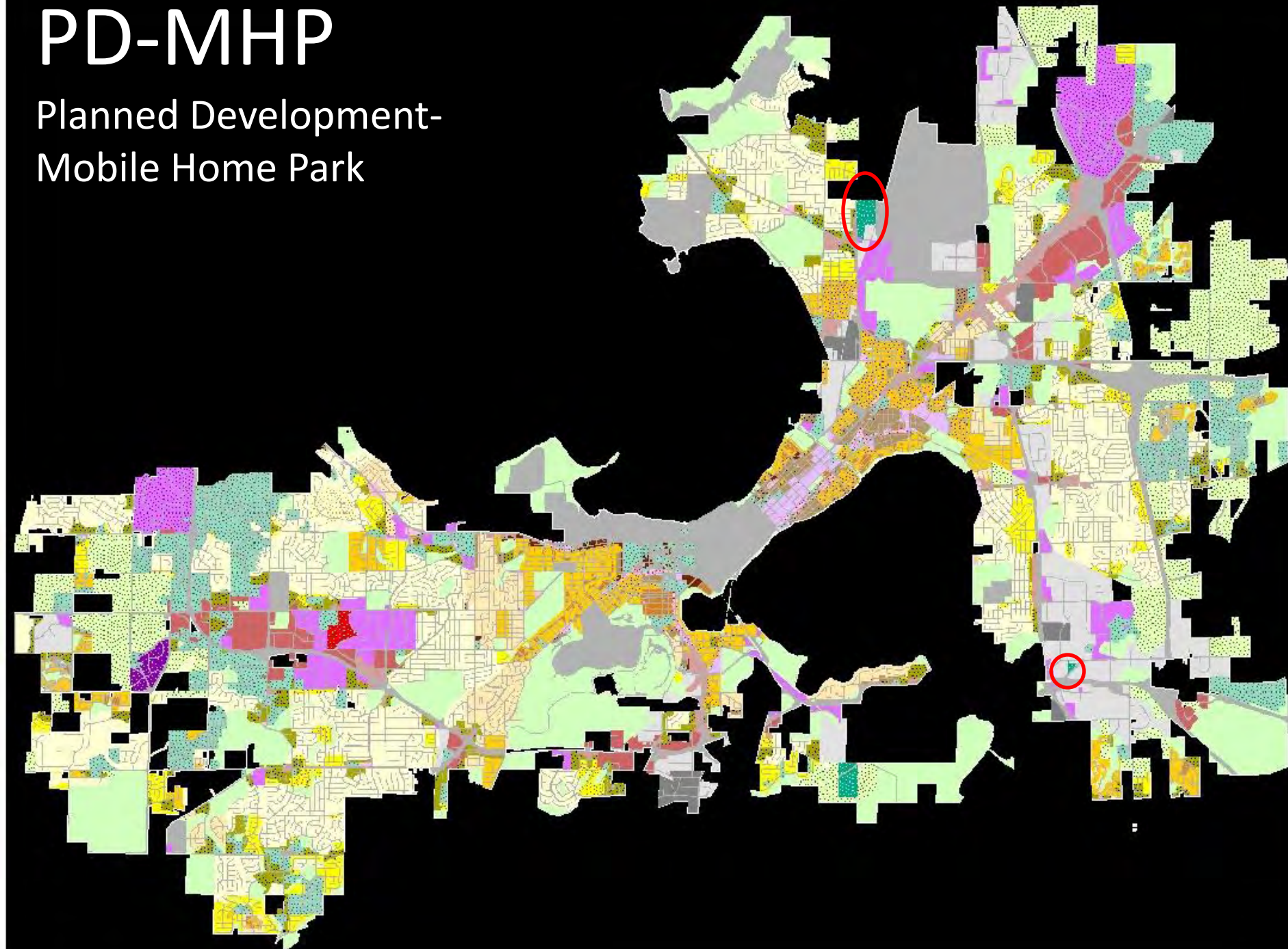




TR P

# PD-MHP

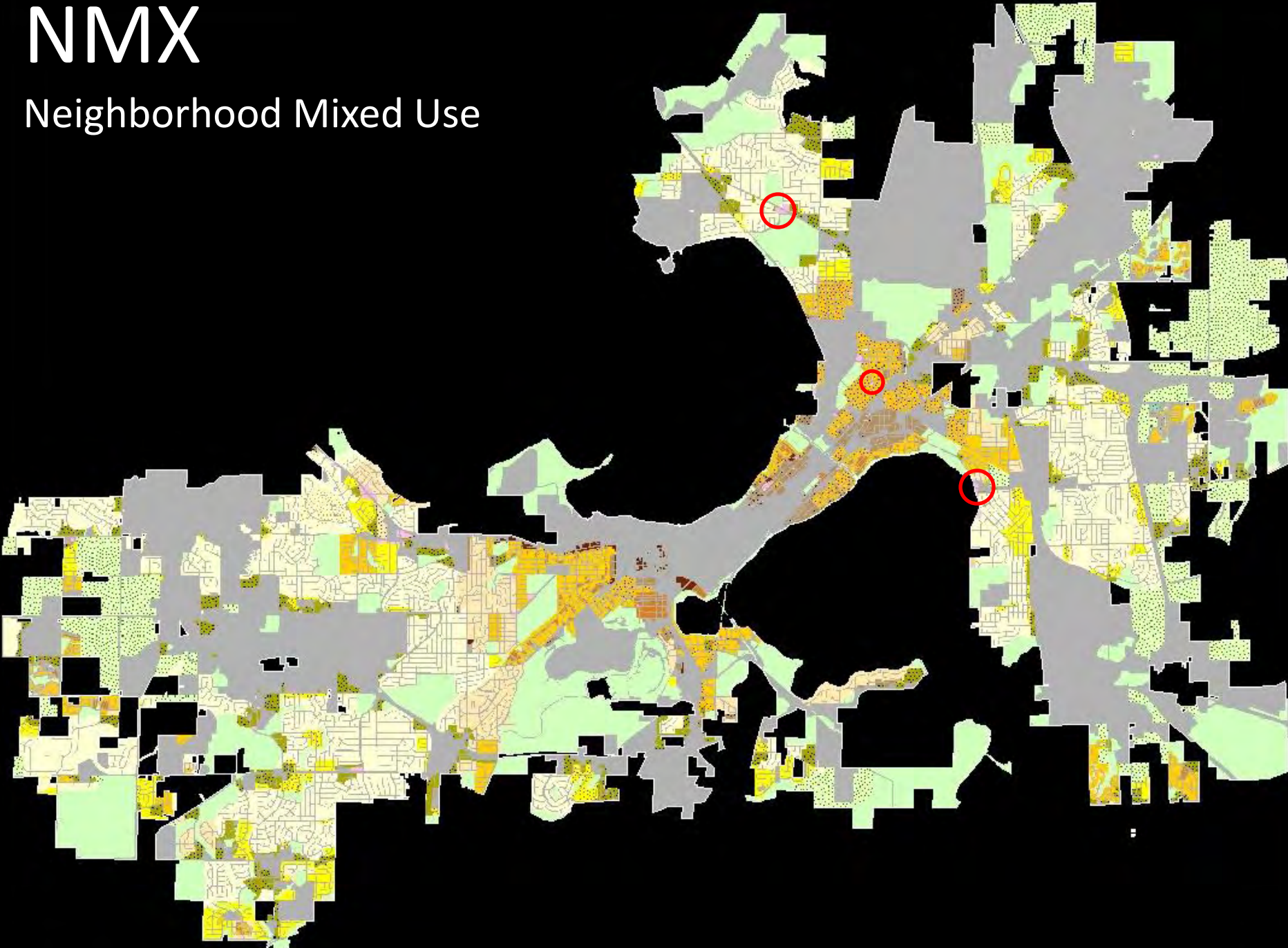
Planned Development-  
Mobile Home Park





# NMX

Neighborhood Mixed Use







# TSS

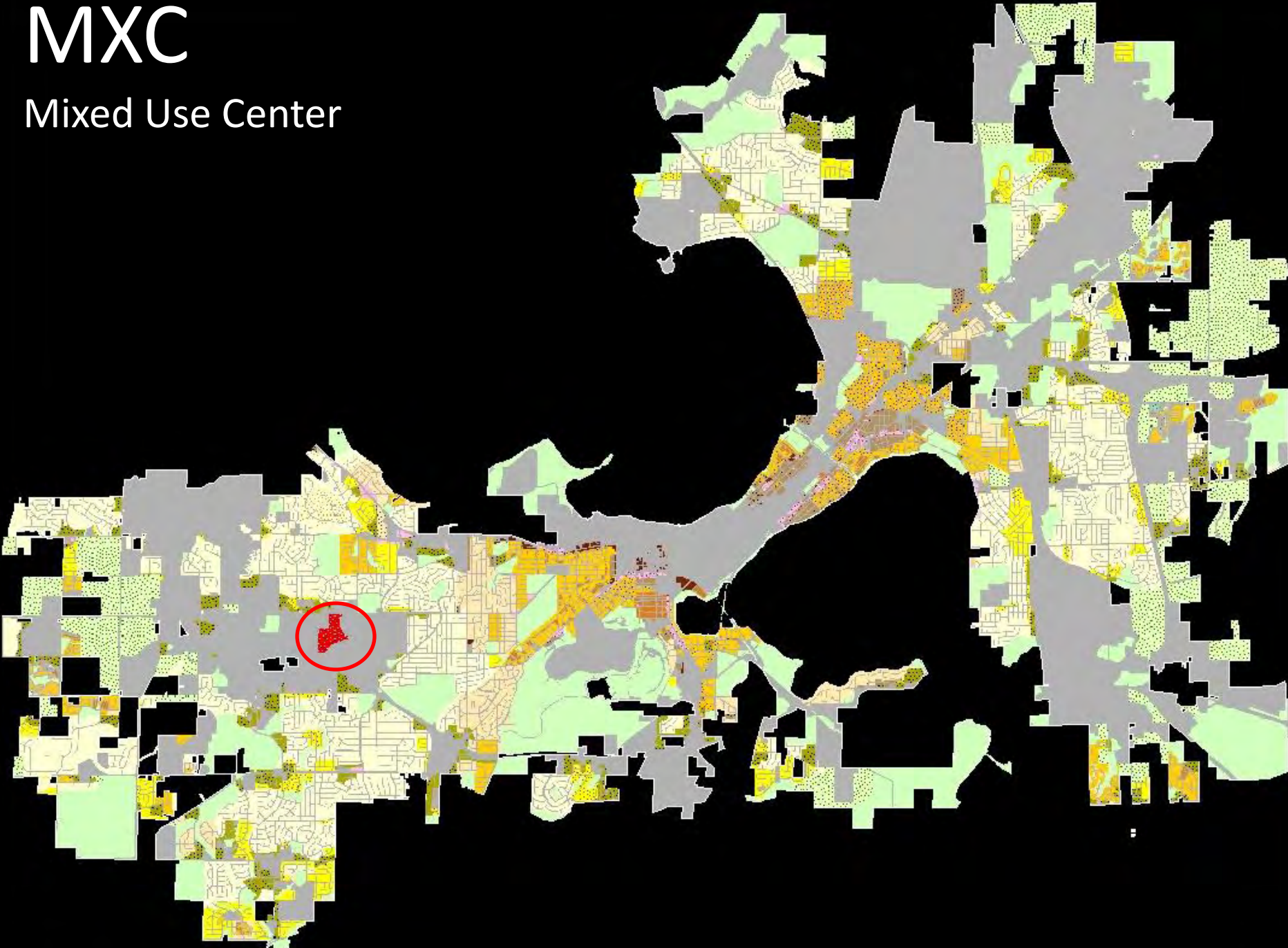
## Traditional Shopping Street





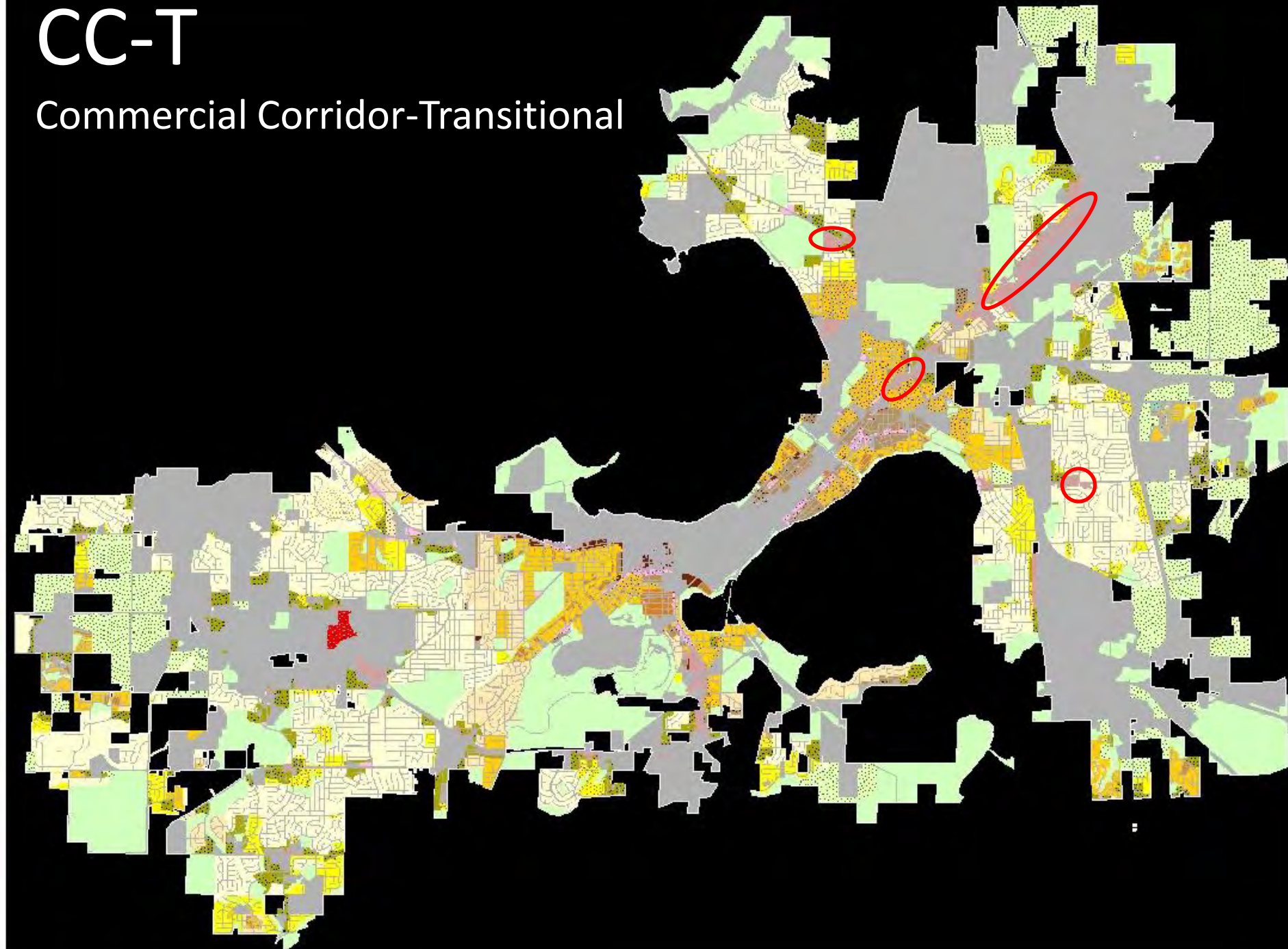
# MXC

Mixed Use Center



# CC-T

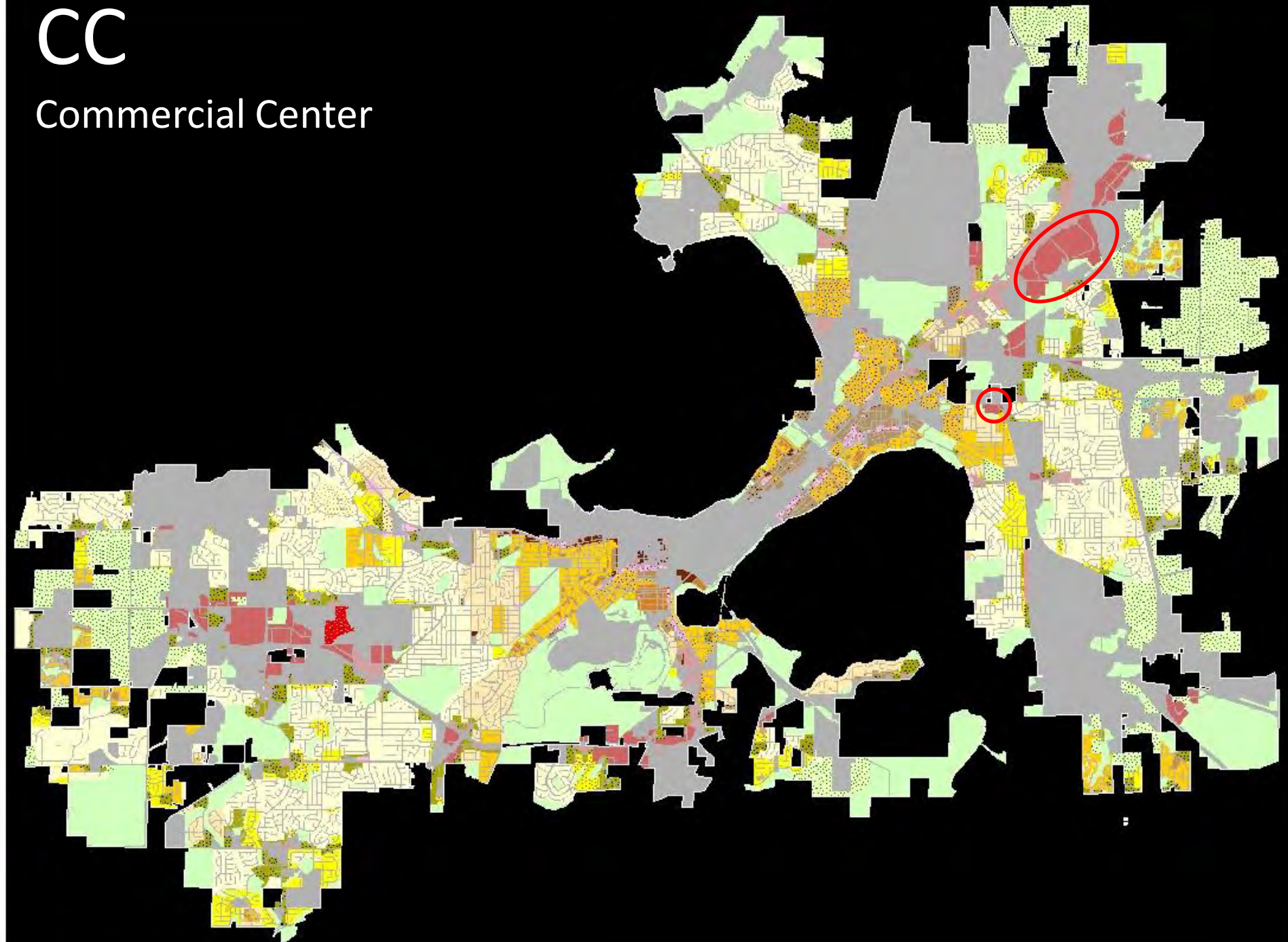
## Commercial Corridor-Transitional





CC

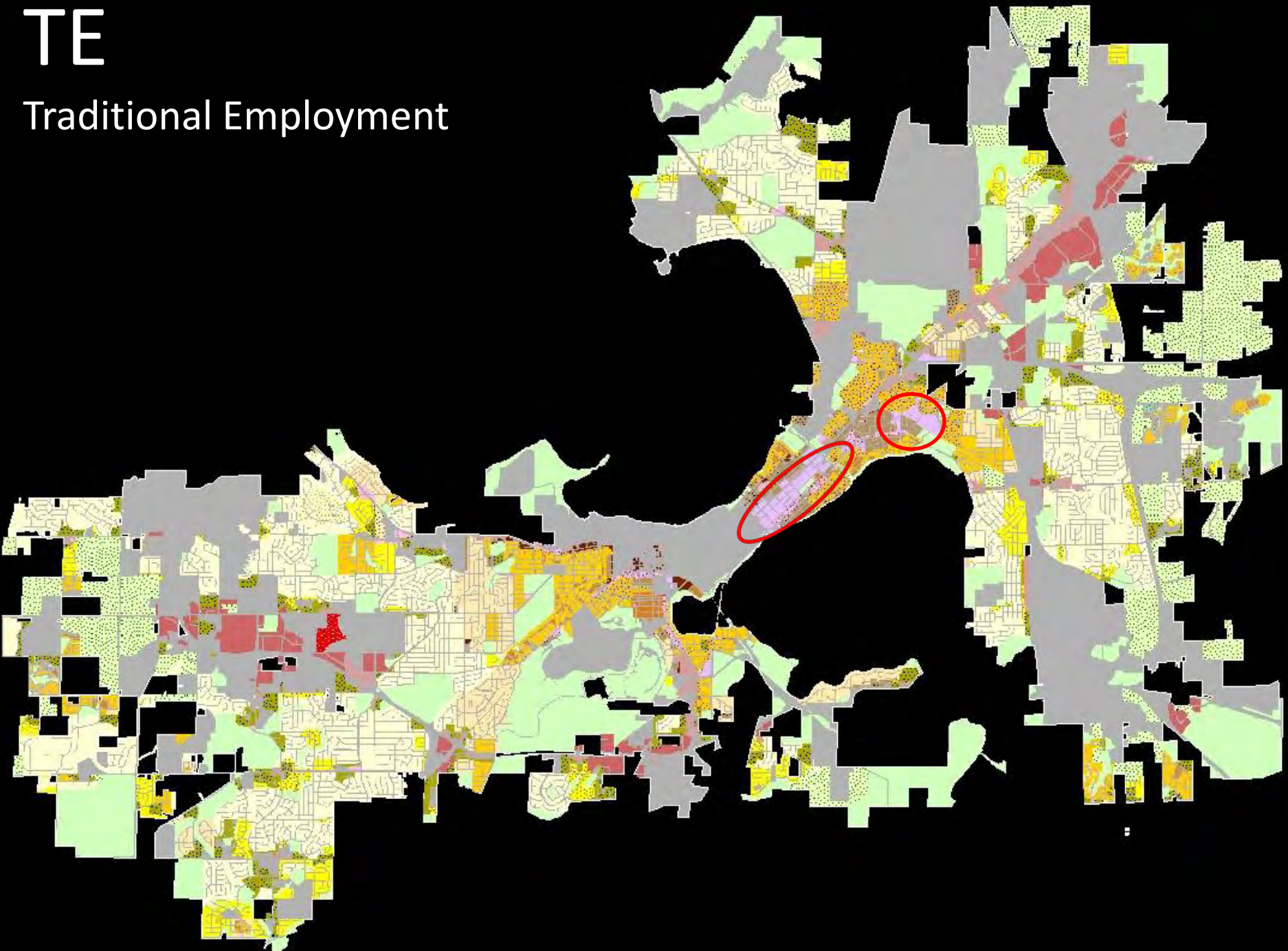
Commercial Center





# TE

## Traditional Employment







# SE

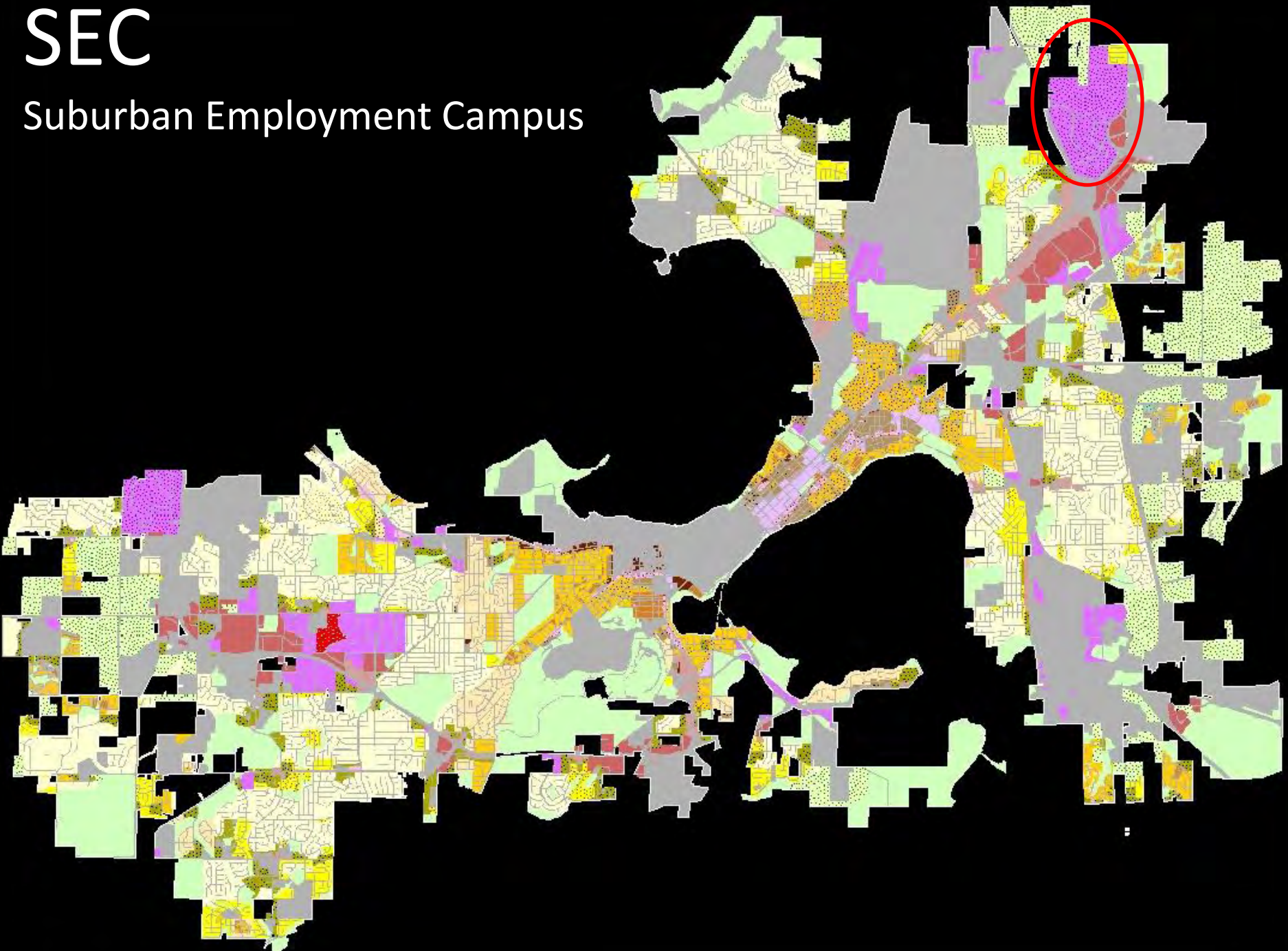
## Suburban Employment

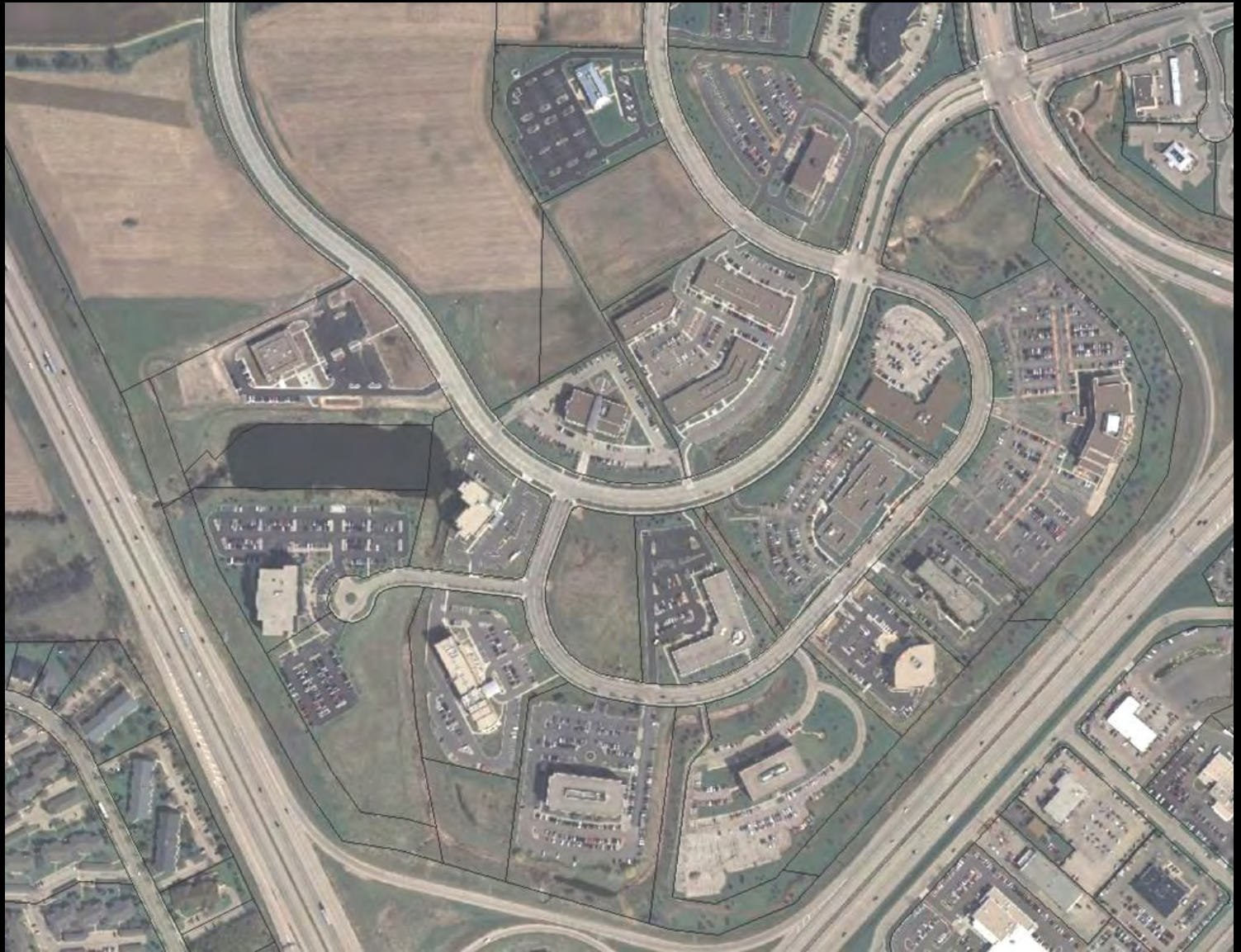




# SEC

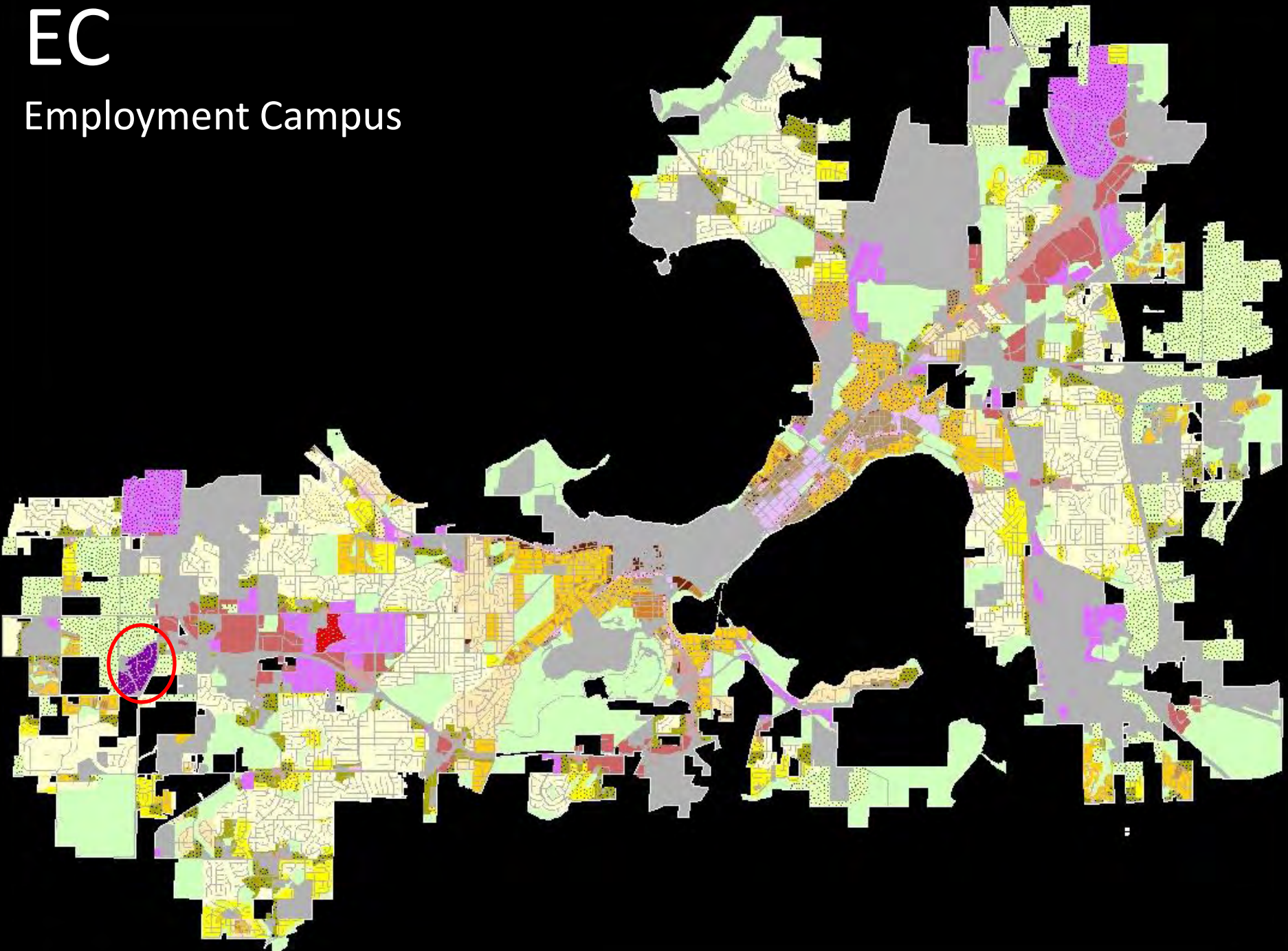
Suburban Employment Campus





# EC

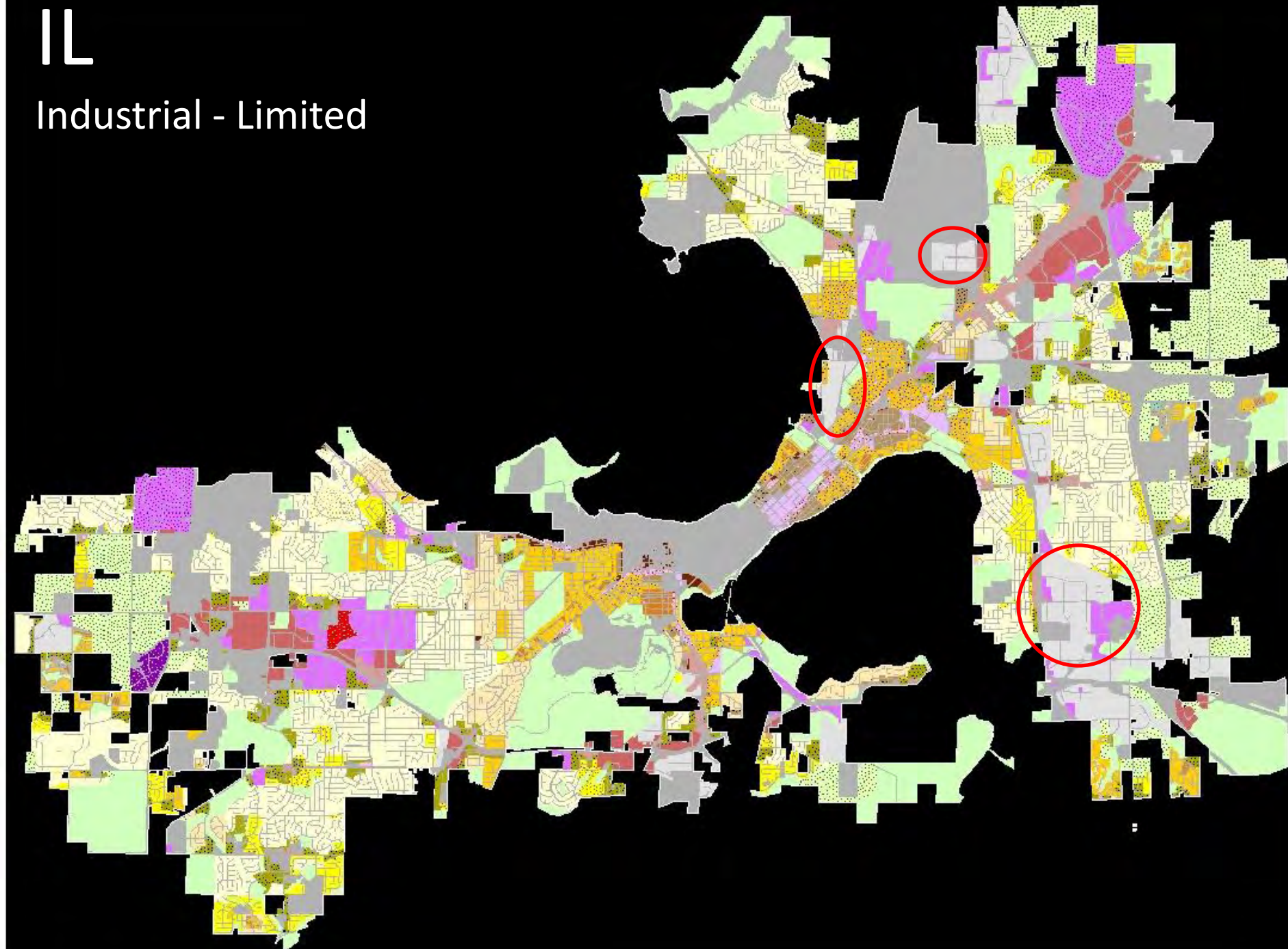
## Employment Campus





IL

Industrial - Limited

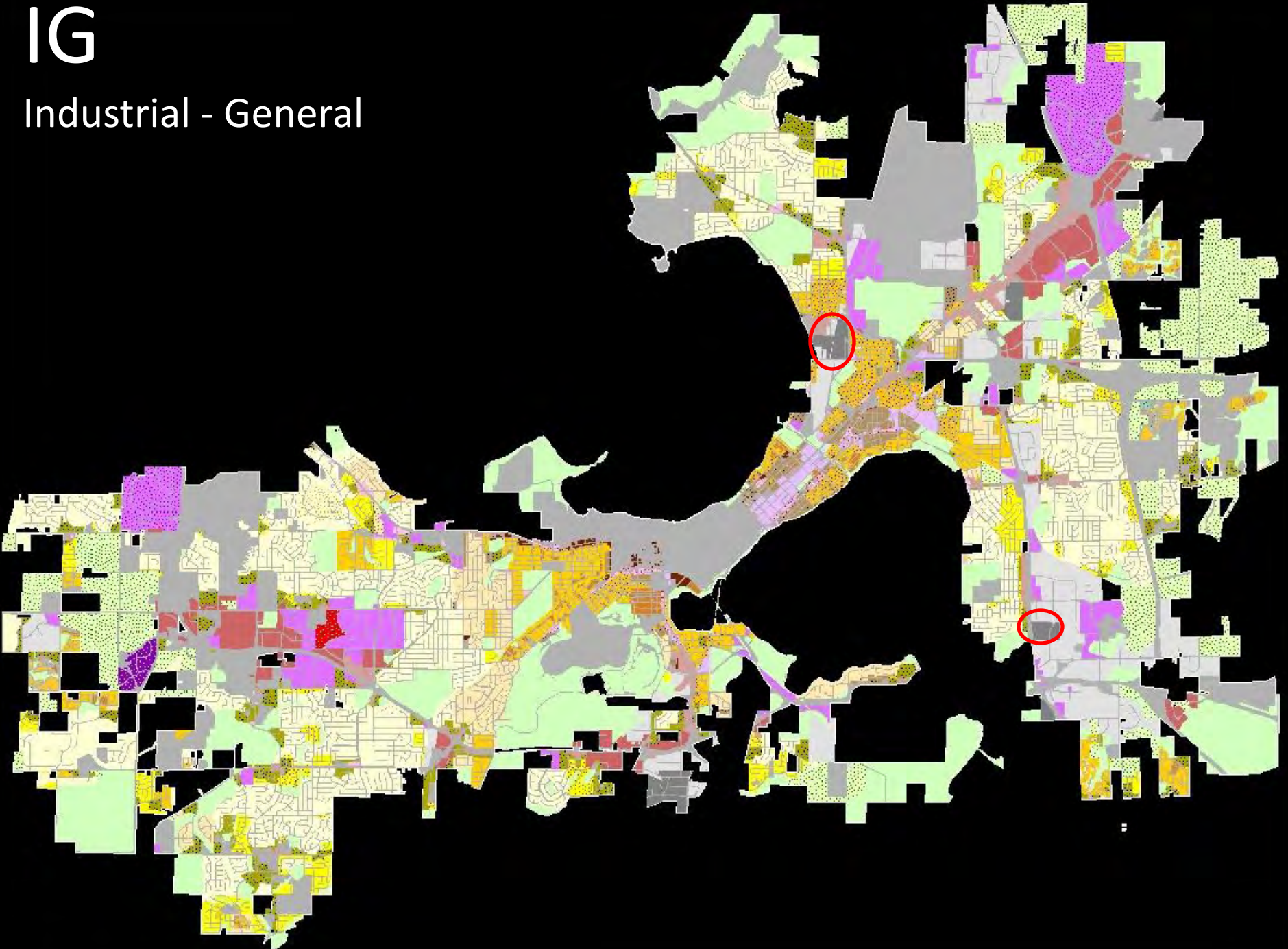






# IG

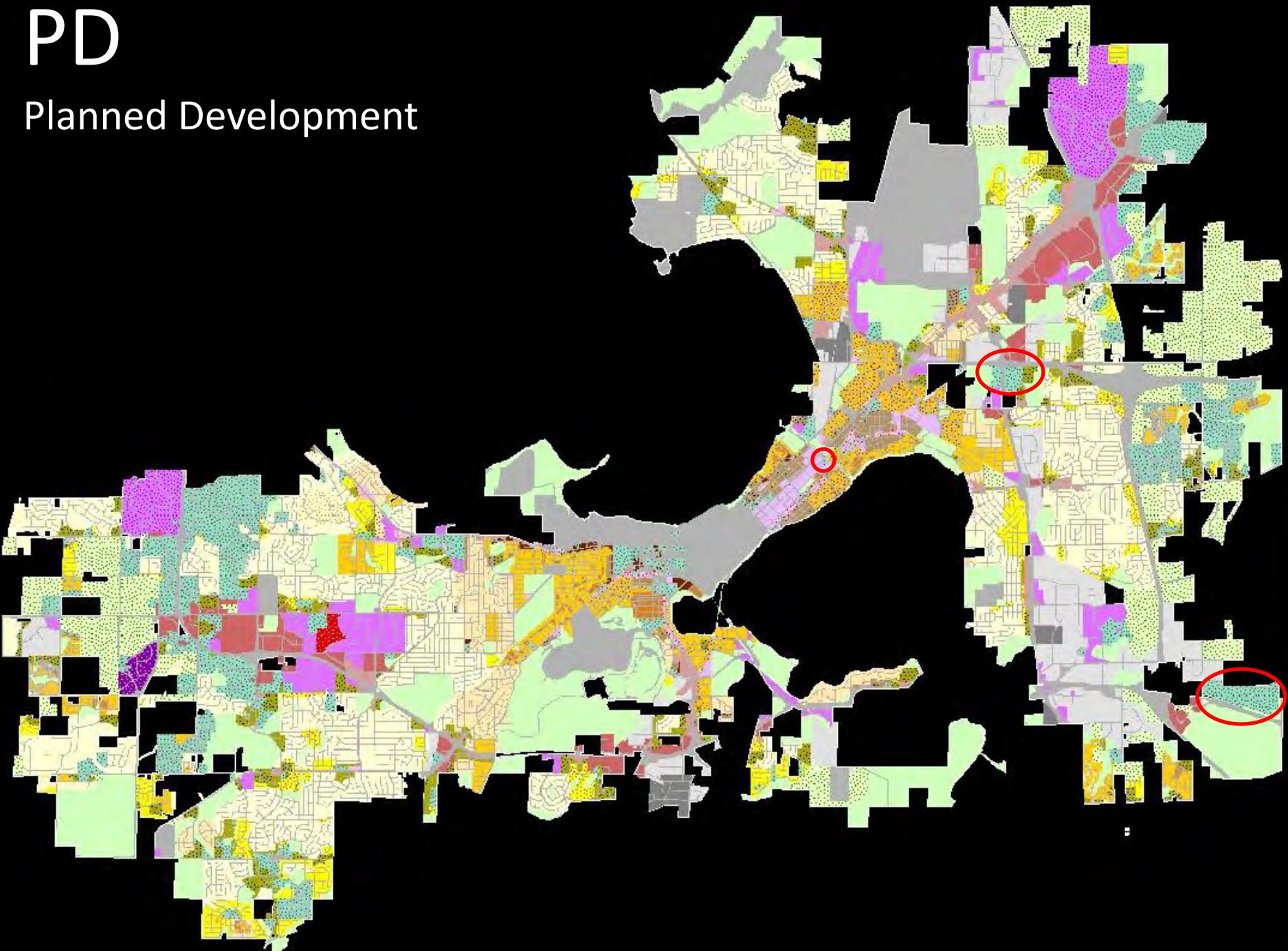
Industrial - General





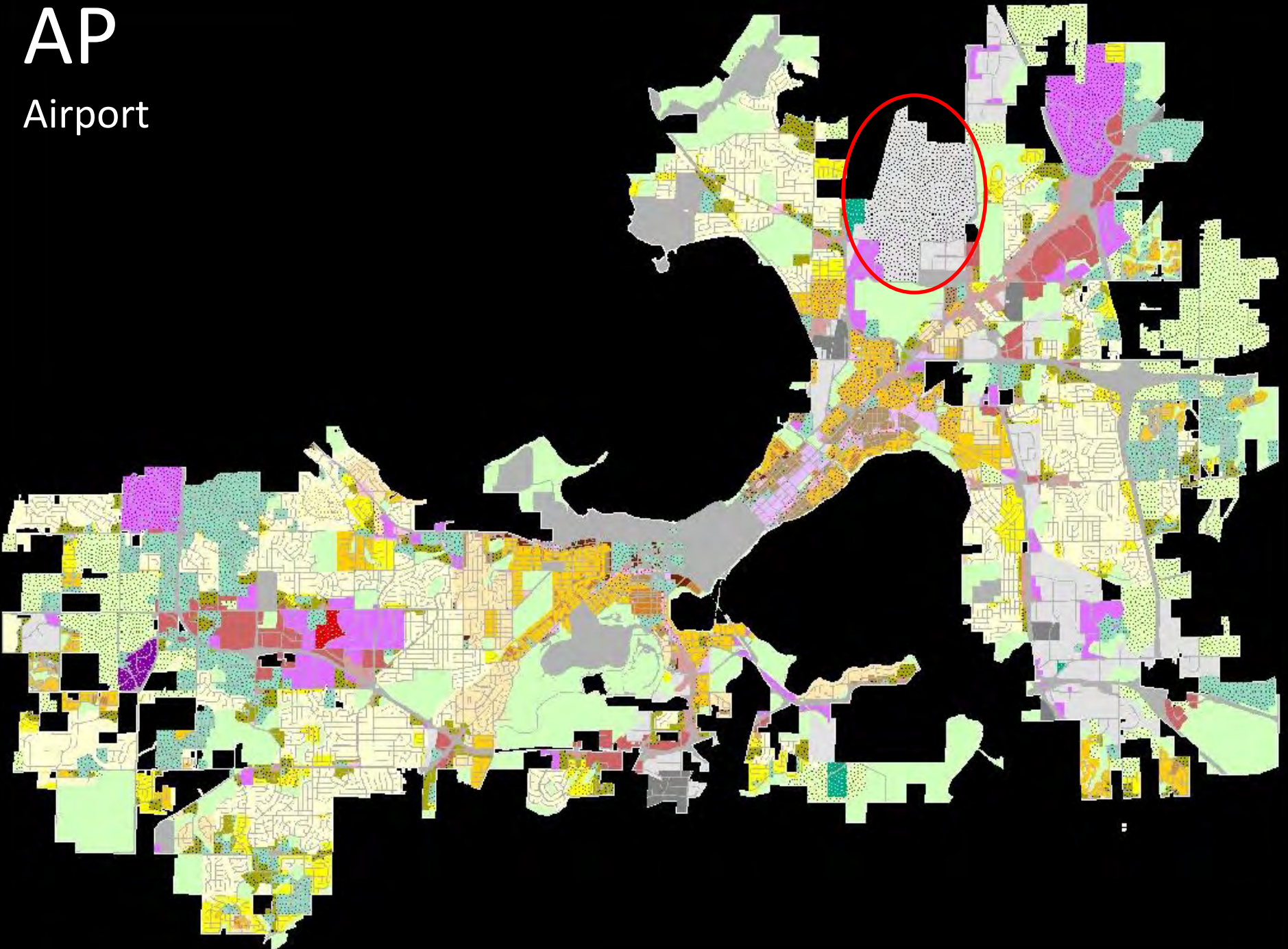
# PD

## Planned Development



# AP

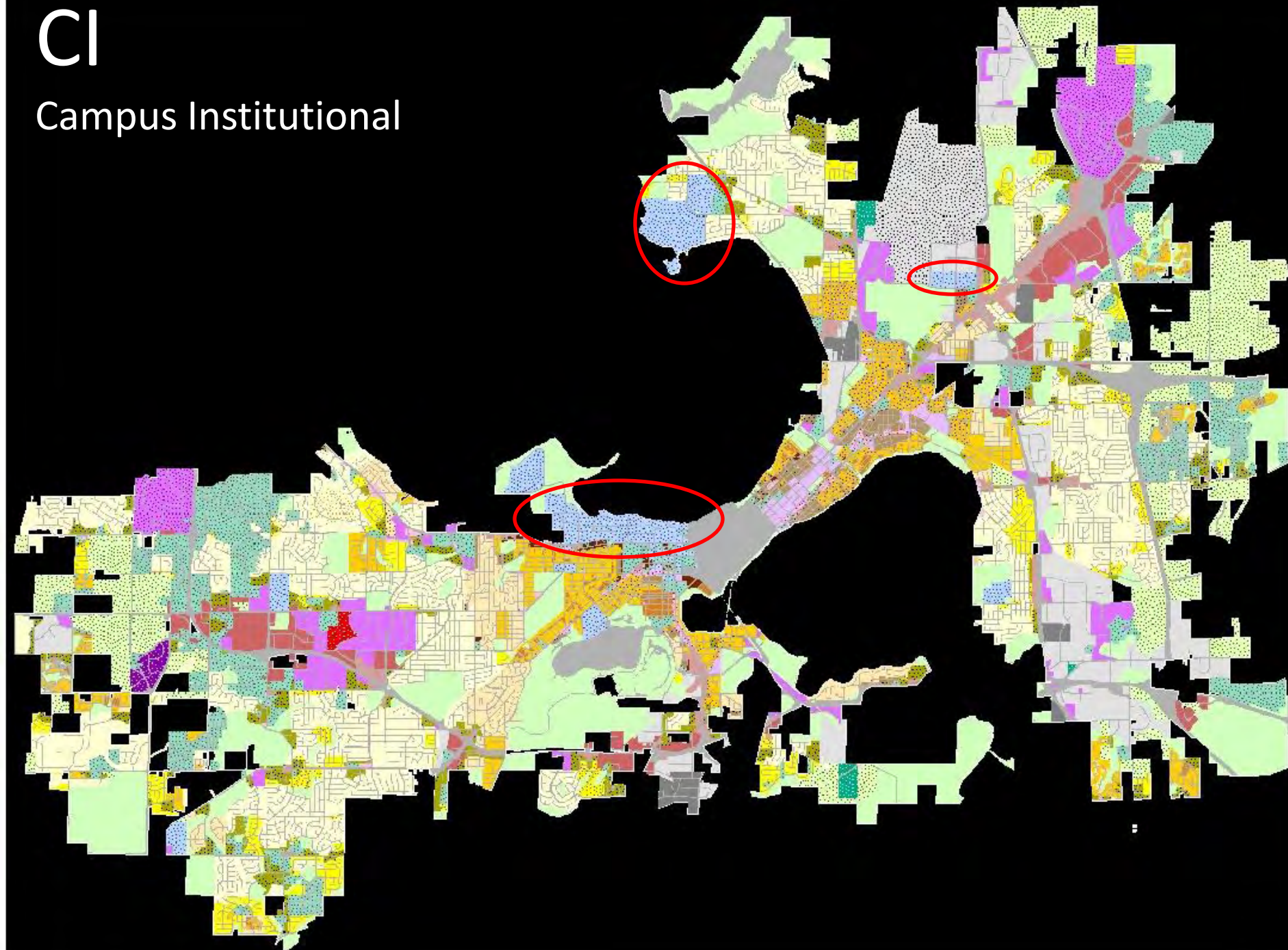
Airport

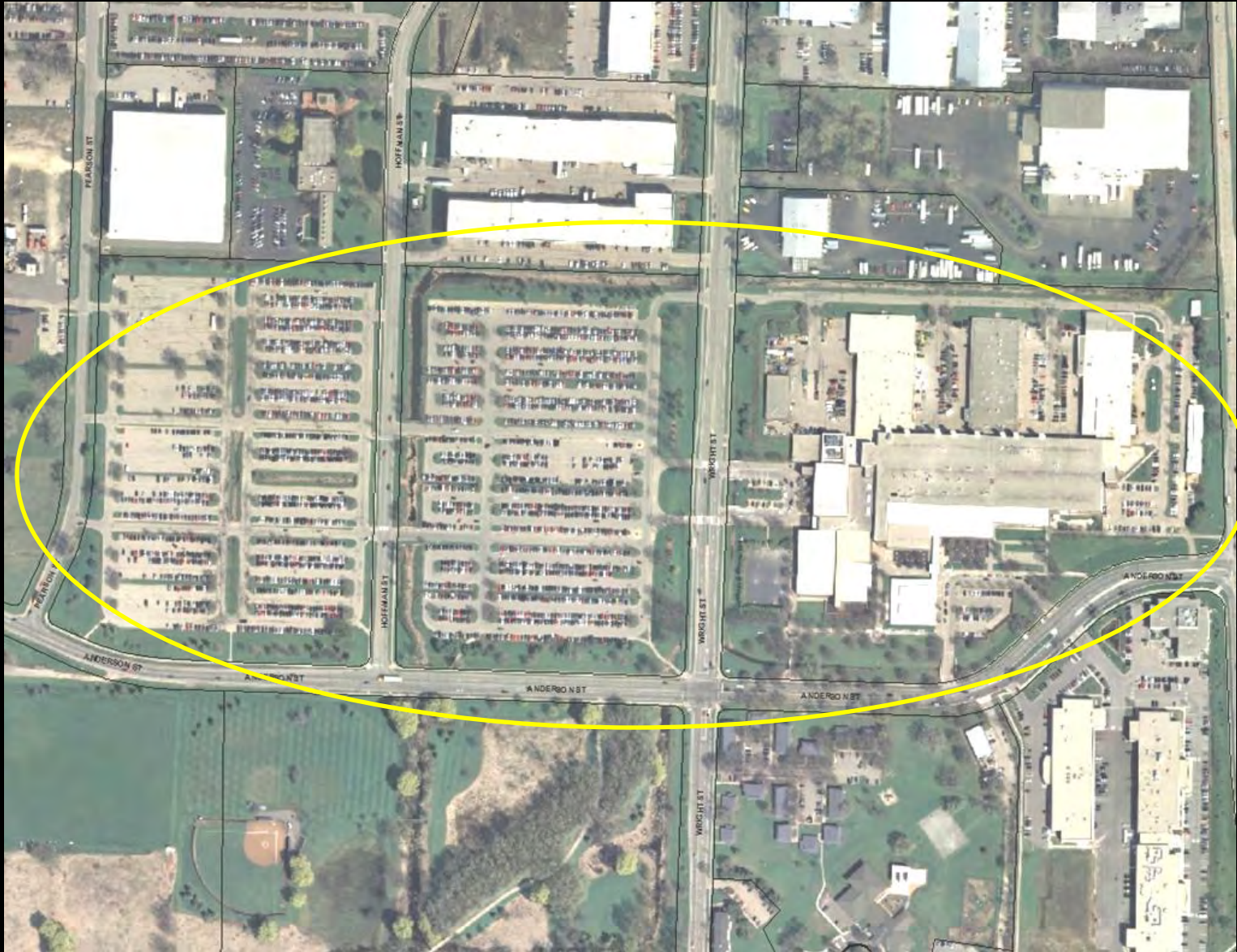




# CI

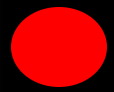
## Campus Institutional



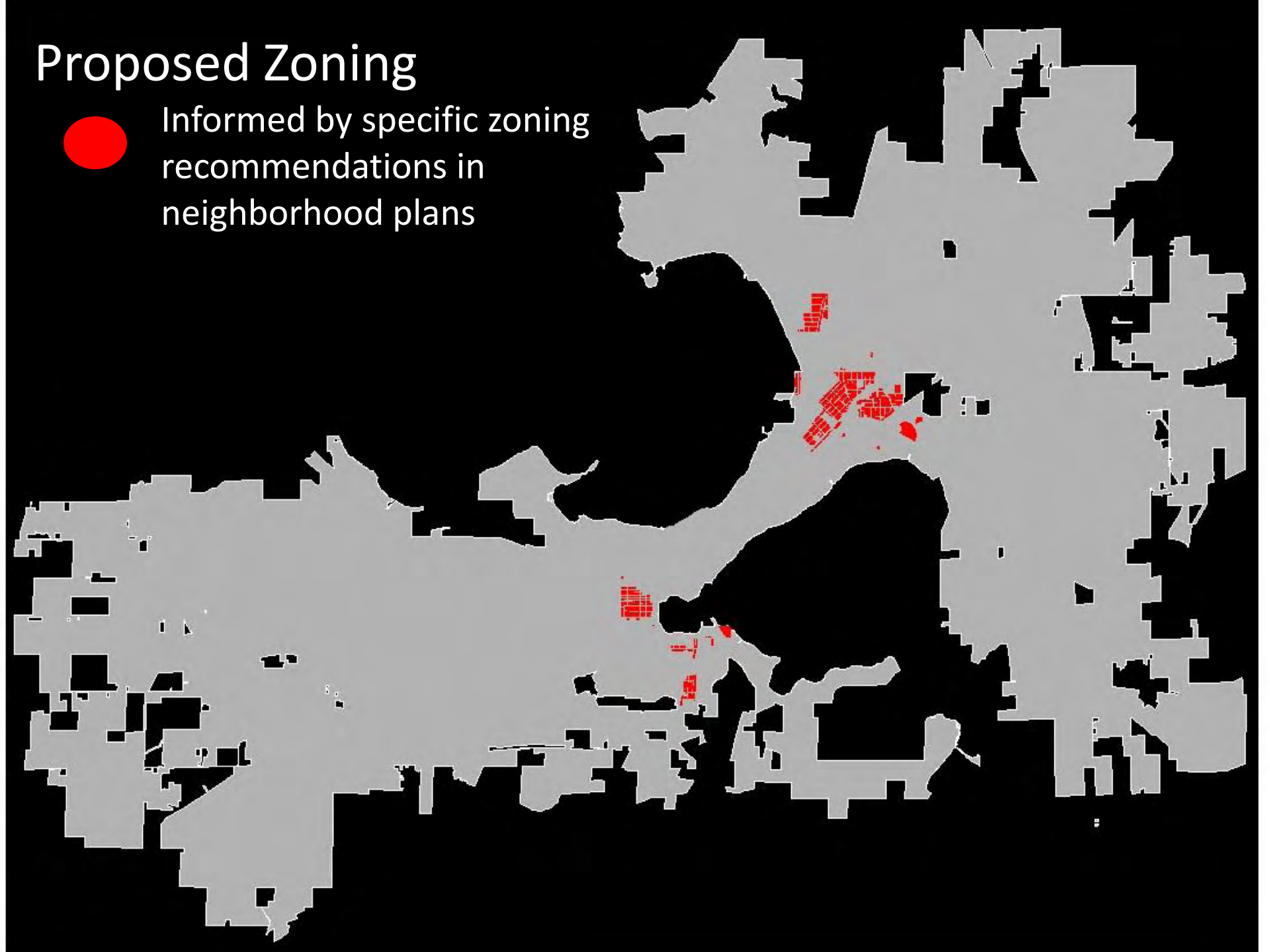




# Proposed Zoning



Informed by specific zoning recommendations in neighborhood plans

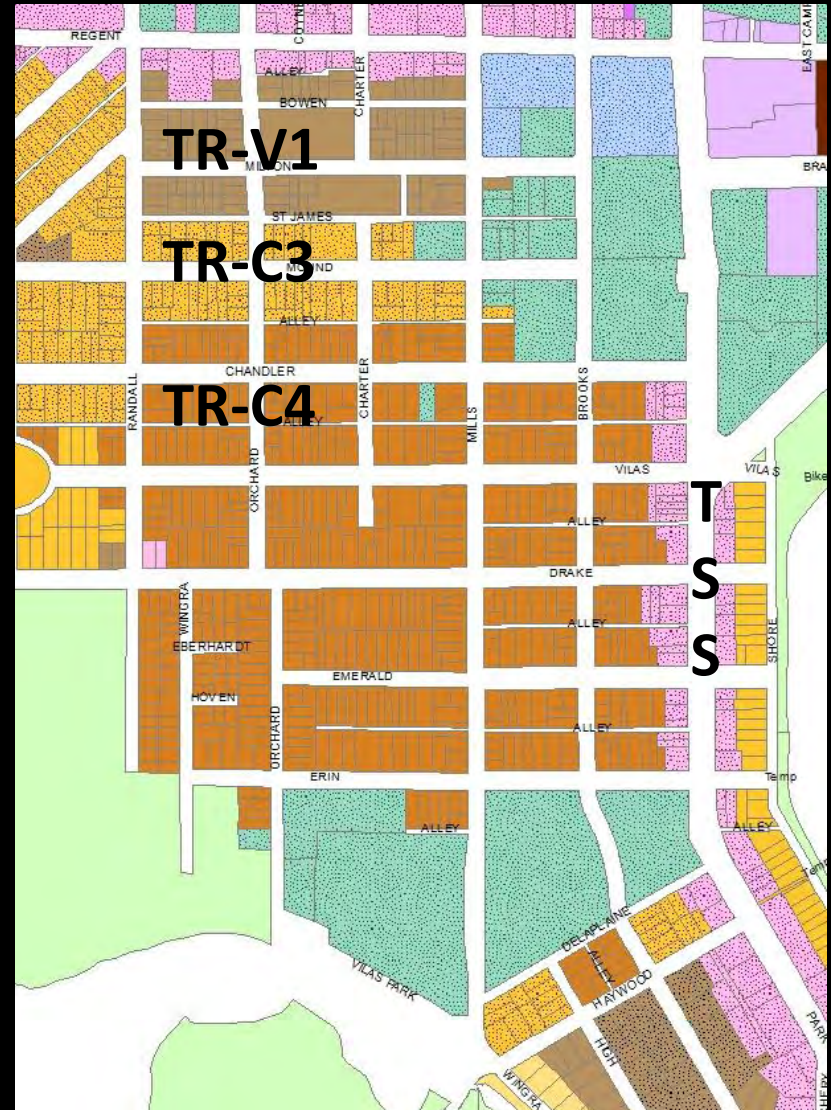


# Example:

## Greenbush Neighborhood Plan: Zoning Recommendations



## Proposed Districts

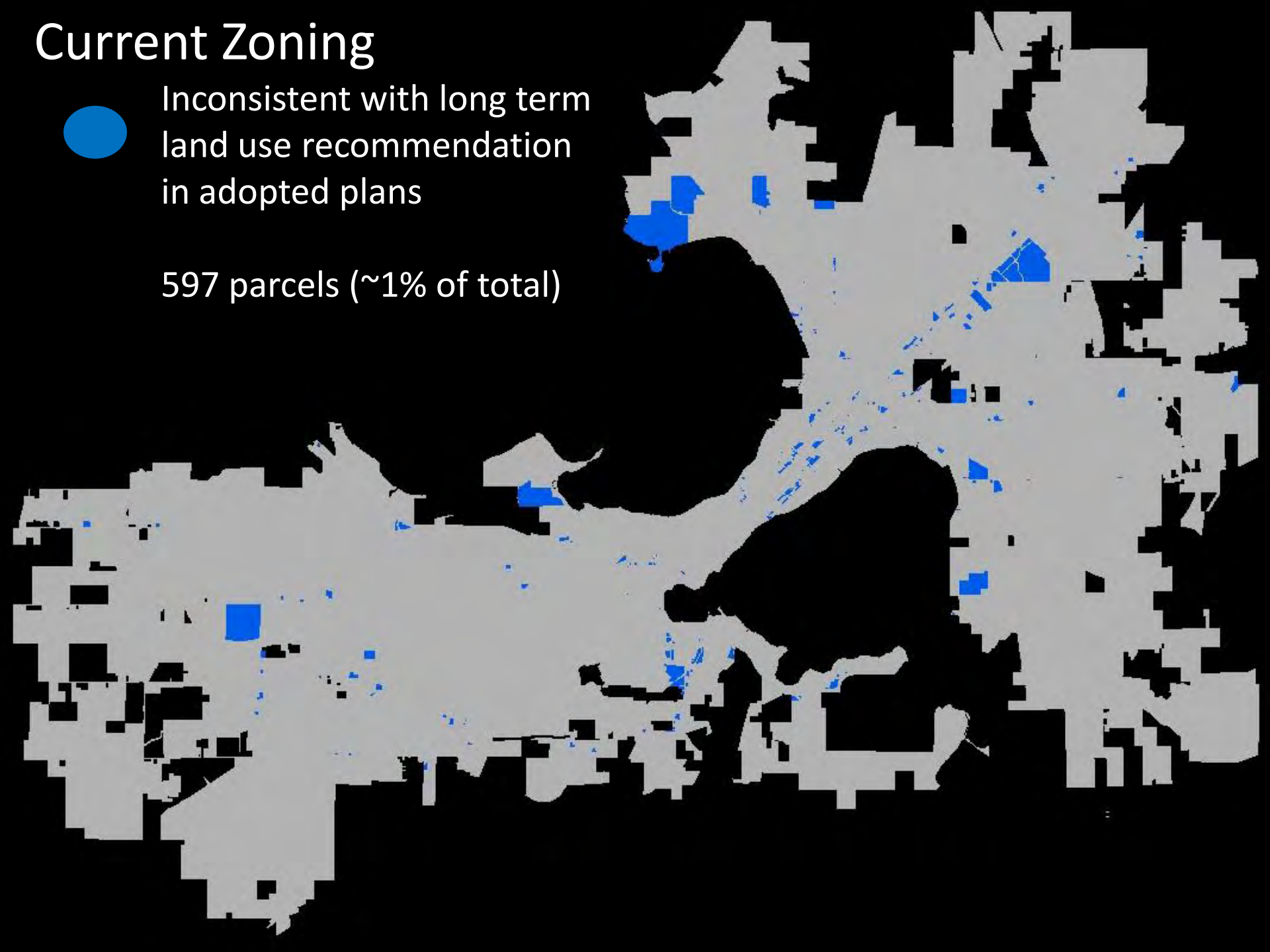


# Current Zoning






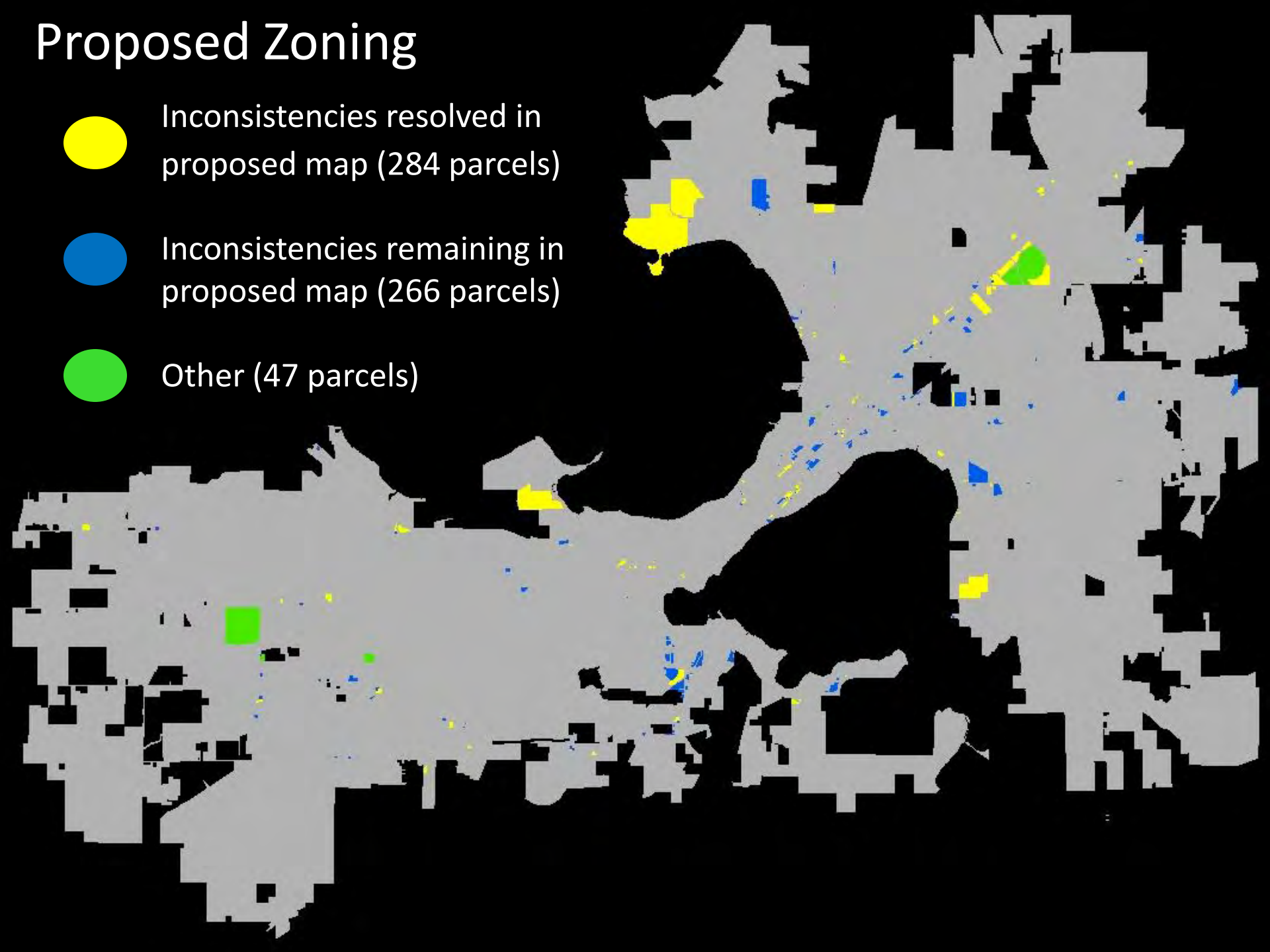
Inconsistent with long term  
land use recommendation  
in adopted plans

597 parcels (~1% of total)



# Proposed Zoning

-  Inconsistencies resolved in proposed map (284 parcels)
-  Inconsistencies remaining in proposed map (266 parcels)
-  Other (47 parcels)

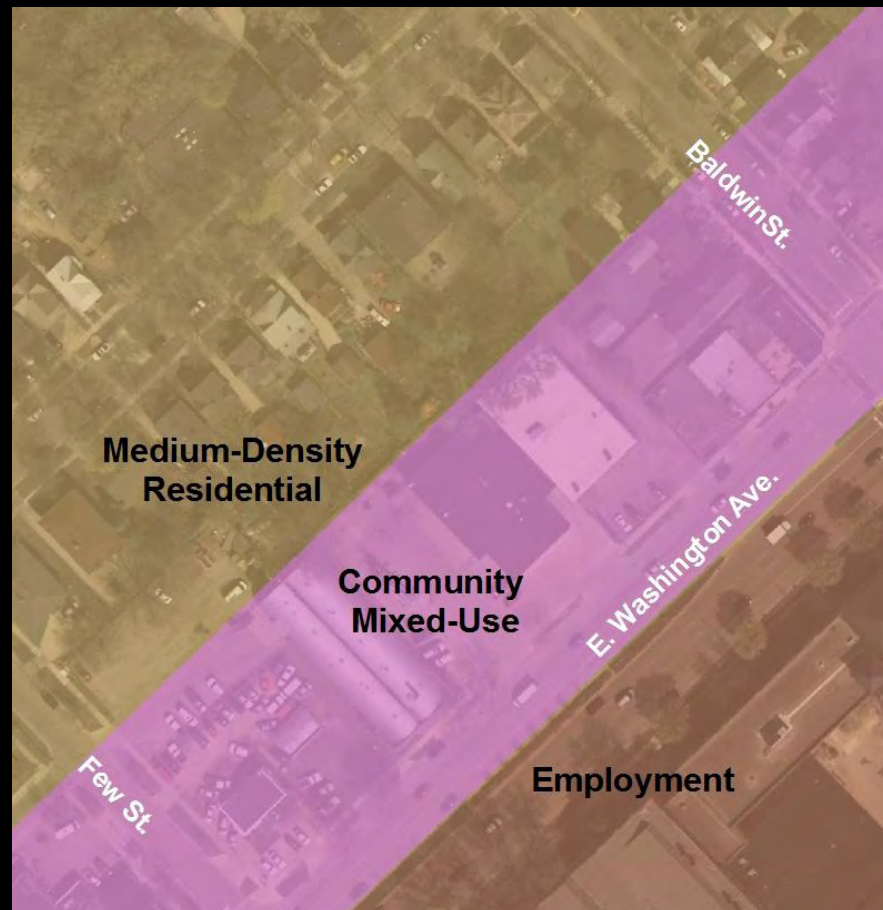


Example:

# 1200 Block of East Washington Avenue

Current Zoning:  
C3, Highway Commercial

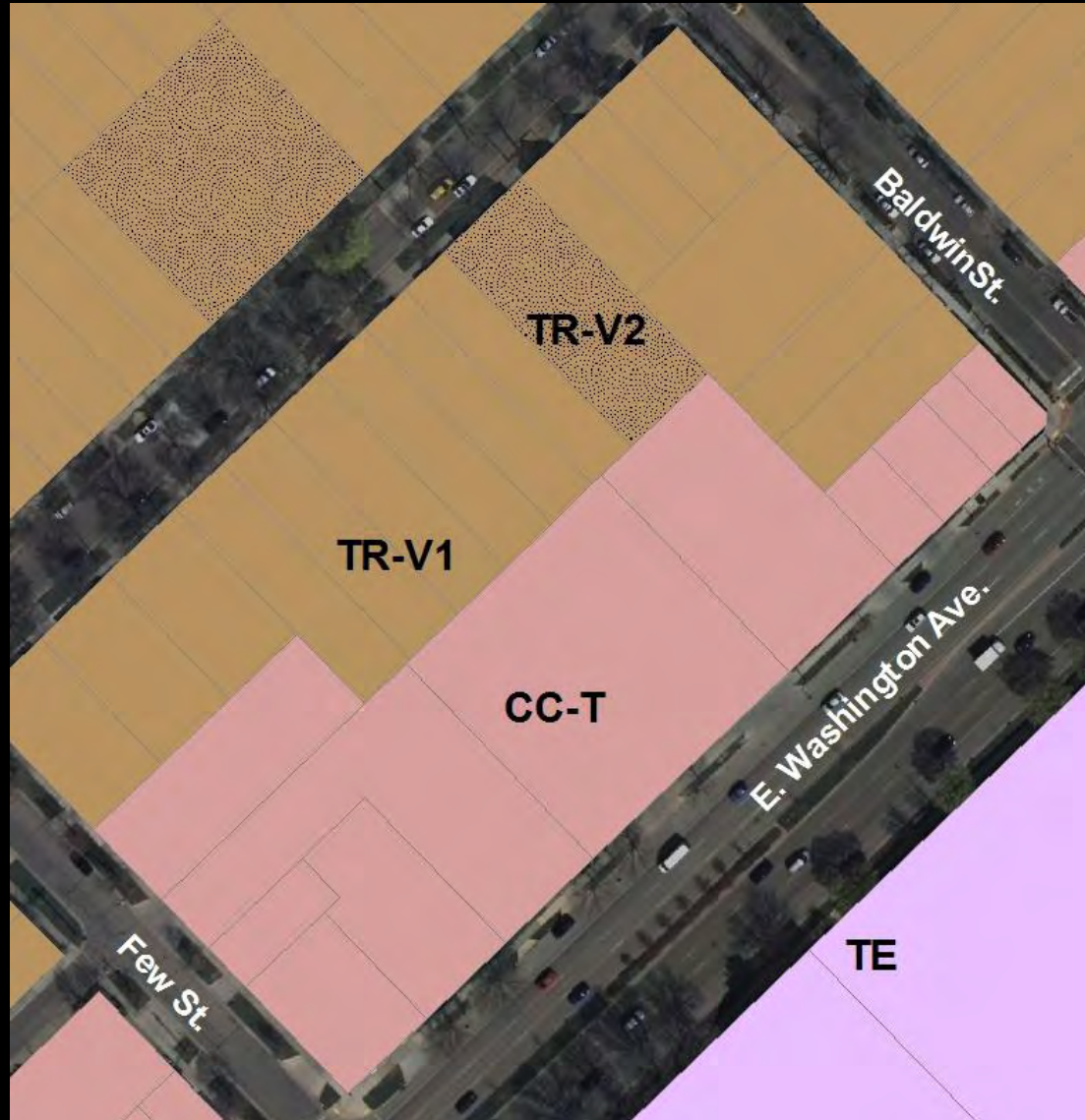
Land Use Recommendation:  
Community Mixed-Use





# Proposed Zoning

## CC-T, Commercial Corridor - Transitional

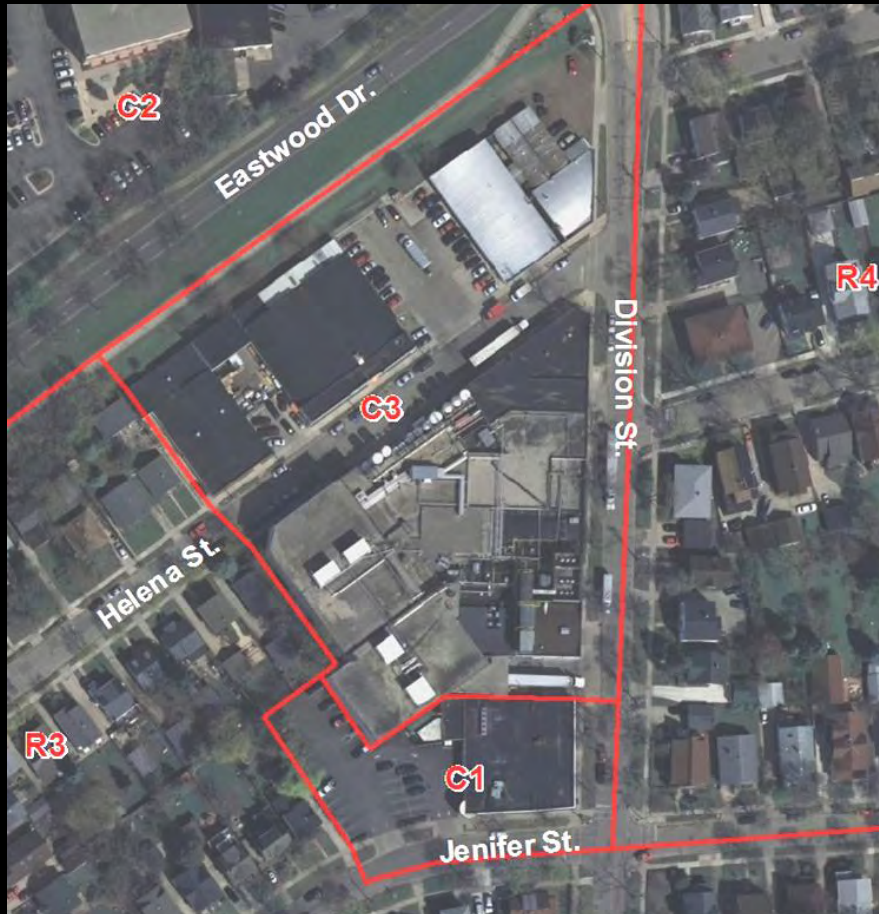


Example:

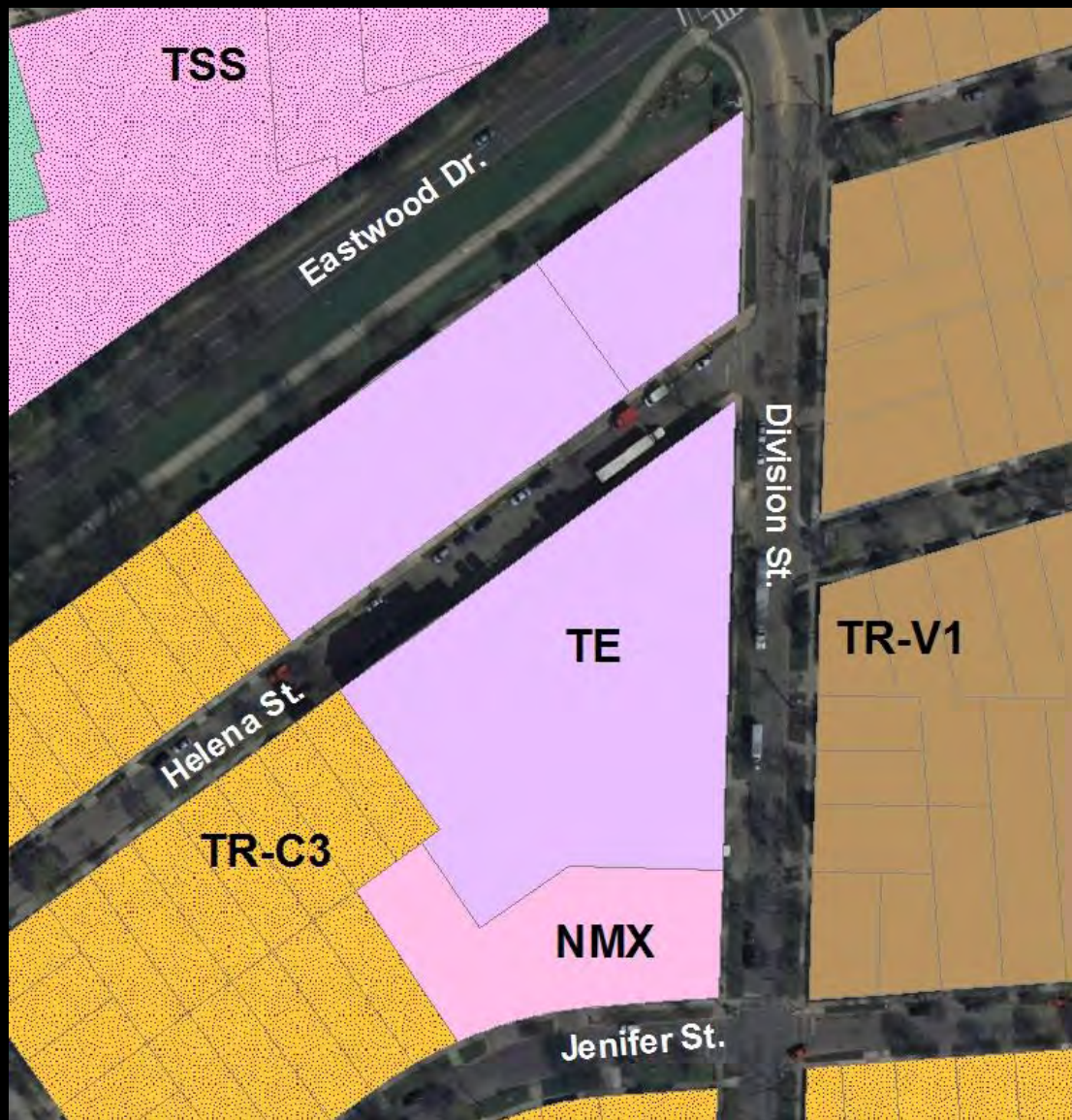
Schoeps Dairy, 514 Division St.

Current Zoning:  
C3, Highway Commercial

Land Use Recommendation:  
Neighborhood Mixed Use



# Proposed Zoning: TE, Traditional Employment





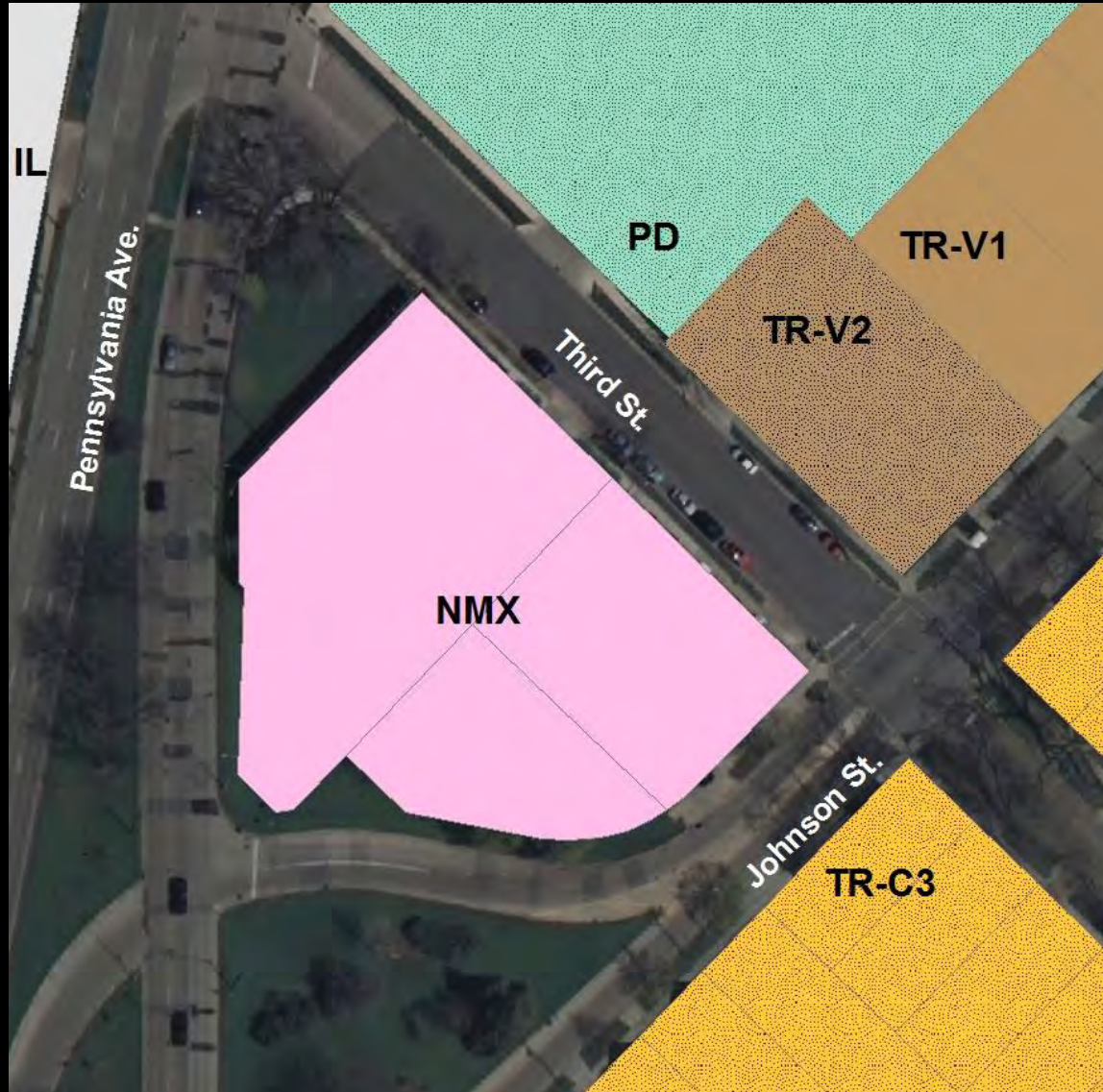
# Example: Third St. and Pennsylvania Ave.

Current Zoning:  
C3, Highway Commercial

Land Use Recommendation:  
Low Density Residential / C1



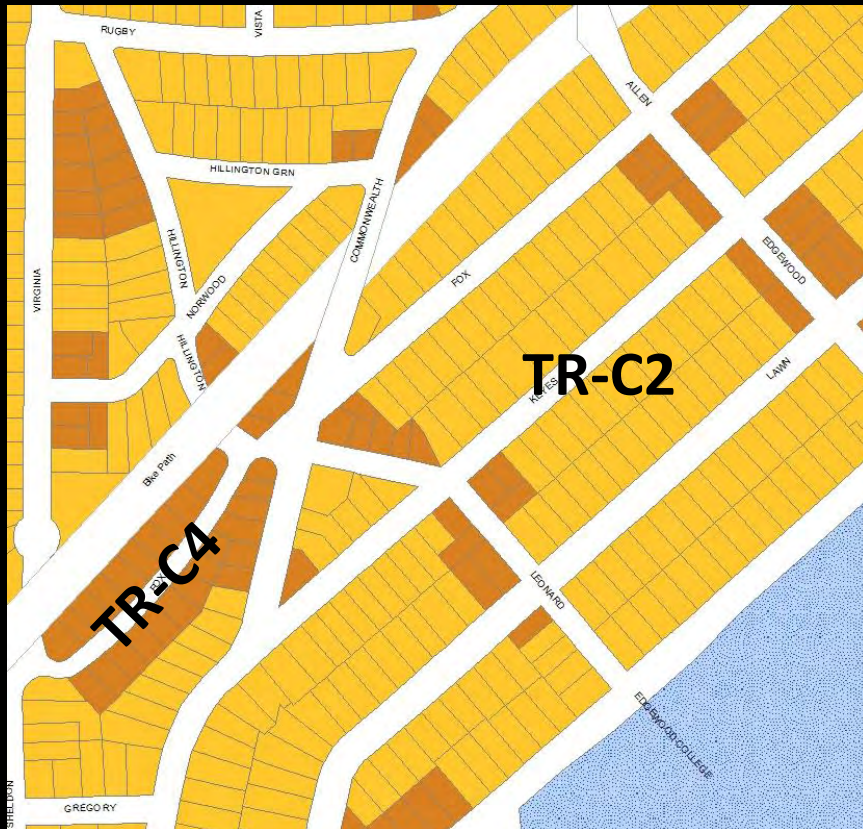
# Proposed Zoning: NMX, Neighborhood Mixed-Use



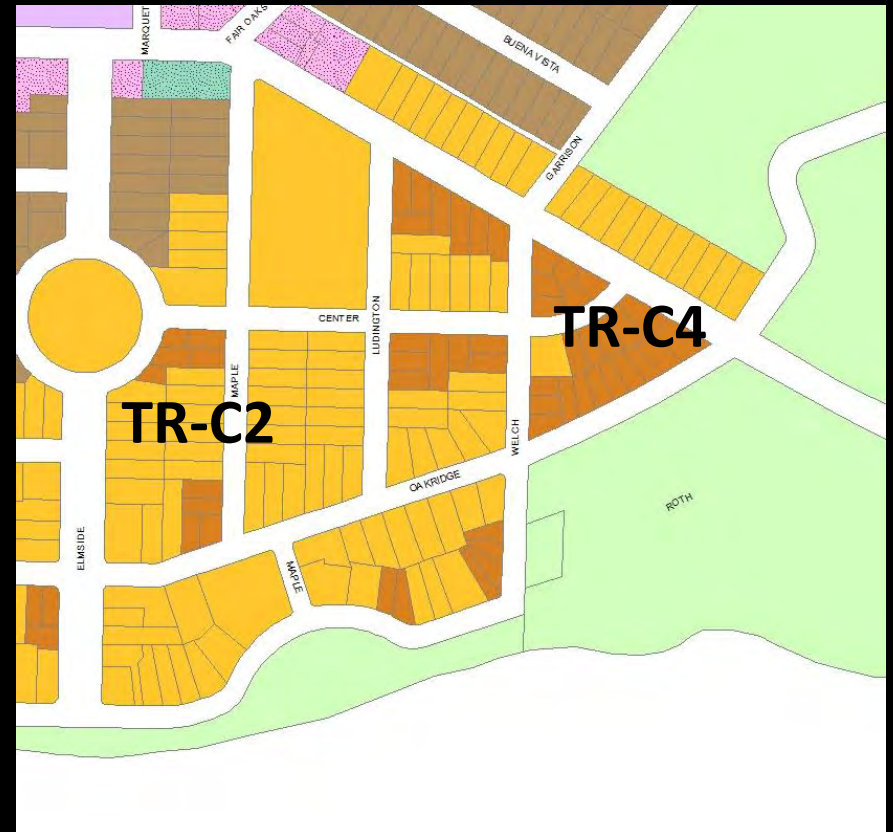
# Examples:

Proposed zoning based on lot size in areas currently zoned R2 Single-Family Residence District

## Dudgeon-Monroe



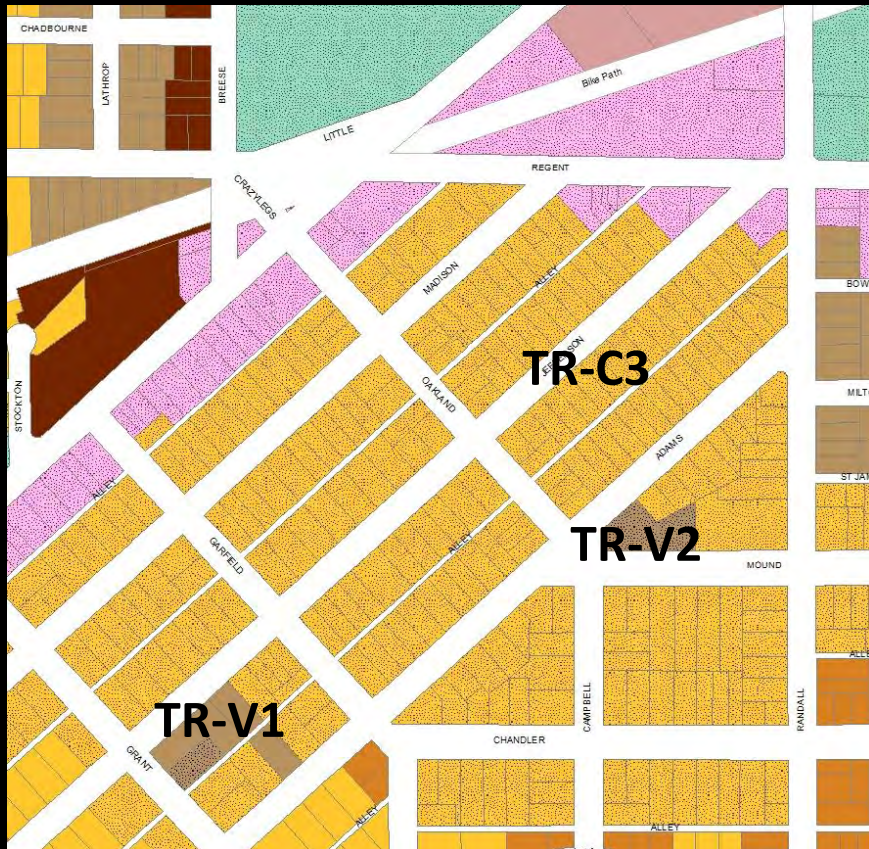
## Schenk-Atwood-Starkweather-Yahara



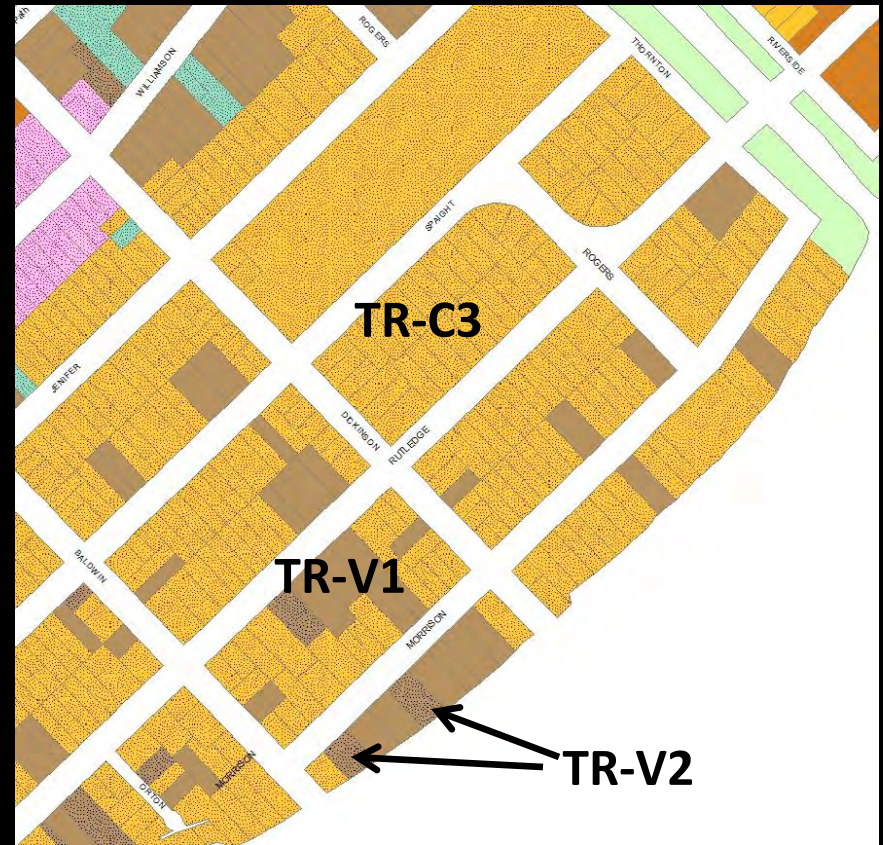
# Examples:

Proposed zoning based on existing number of units in areas currently zoned R4A, Limited General Residence District

## Vilas



## Marquette



# Questions and Discussion

## Draft Discussion Zoning Map 1

City of Madison | AUGUST 10, 2011

